



CITY OF SIMI VALLEY

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Housing Policy Department
Received on:

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June 4, 2013

Department of Housing and Community Development
Division of Housing Policy Development
1800 3rd Street, Room 430
P.O. Box 952053
Sacramento, CA 94252-2053

SUBJECT: SIMI VALLEY GENERAL PLAN ANNUAL PROGRESS REPORT FOR
CALENDAR YEAR 2012

To Whom It May Concern:

On June 3, 2013, the Simi Valley City Council directed staff to receive, file, and distribute the Annual Report on the Progress of the Simi Valley General Plan (attached) for 2012. Pursuant to California Government Code Section 65400(b), a copy of the report is being forwarded to your office.

If you have any questions concerning the report, please contact Eric Chen, Associate Planner, at (805) 583-6773.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Lyons".

Peter Lyons, Director
Department of Environmental Services

Attachment

cc: Deputy Director, City Planner
Deputy Director, Housing and Special Projects
Associate Planner, E. Chen

Agenda
Item: Consent (5)
Date: 6-3-13

**CITY OF SIMI VALLEY
MEMORANDUM**

June 3, 2013

TO: City Council
FROM: Department of Environmental Services
SUBJECT: SIMI VALLEY GENERAL PLAN ANNUAL PROGRESS REPORT FOR 2012

RECOMMENDATION

The Planning Commission recommends that the City Council receive and file the Simi Valley General Plan Annual Progress Report for 2012, and direct staff to forward copies to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

BACKGROUND AND OVERVIEW

The City Council is being requested to review and file this annual progress report on the status of the General Plan and direct staff to forward copies to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

On May 8, 2013, the Planning Commission reviewed the Simi Valley General Plan Annual Progress Report for 2012 (Exhibit 1). The Planning Commission voted 4-0 (Chairperson Bibb absent) to recommend that the City Council receive and file the Report and direct staff to forward copies to the HCD and the OPR.

Following the adoption of a general plan, a city's planning agency is required by Government Code Section 65400(a) to:

1. Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation, and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
2. Provide, by April 1¹ of each year, an annual report to the legislative body, OPR, and HCD that includes all of the following:
 - a. The status of the plan and progress in its implementation.

¹ HCD specified that the APR can be submitted within 60 days of the April 1st due date.

- b. The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act [Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2]. Prior to, and after, adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

The report may include the number of units that have been substantially rehabilitated, converted from market rate to affordable by acquisition, and preserved consistent with the standards set forth in paragraph (2) of subdivision (c) of Section 65583.1. The report shall document how the units meet the standards set forth in that subdivision.

- c. The degree to which its approved general plan complies with the guidelines and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

FINDINGS AND ALTERNATIVES

The following information summarizes the contents contained in the Planning Commission staff report (Exhibit 1) to be received, filed, and forwarded to the HCD and the OPR.

1. Approved General Plan Amendments During 2012

General Plan Amendment GPA-75

Applicant: City of Simi Valley
 Request: To adopt a resolution approving an updated General Plan
 Status: Approved on June 4, 2012

General Plan Amendment GPA-88

Applicant: City of Simi Valley
 Request: To adopt a resolution approving an updated Housing Element of the General Plan
 Status: Approved on November 26, 2012

2. Status of General Plan Implementation Measures and Compliance with General Plan Guidelines

- A. Attachment 1 of the Planning Commission staff report (Exhibit 1, pages 10 - 23) includes the current status for each of 99 General Plan Implementation Measures.
- B. Attachment 2 of the Planning Commission staff report (Exhibit 1, pages 24 - 26) confirms that the City utilizes advisory guidelines developed by the OPR for the preparation of, and amendment to, the City's General Plan.

3. Housing Element Implementation

Pursuant to Title 25 of the California Code of Regulations (CCR) Sections 6200, 6201, and 6203, the City must identify its annual progress toward the implementation of its Housing Element, including an analysis of the City's progress in meeting the projected regional housing needs. The City's share of the regional housing needs projections was published by Southern California Association of Governments (SCAG) as part of the Ventura County's Regional Housing Needs Assessment (RHNA) figures for January 1, 2006 to June 30, 2014. The new Housing Element incorporates the current RHNA figures.

City's Regional Housing Needs Assessment

Pursuant to Government Code Section 65583(a)(3), the City is required to demonstrate that there are adequate sites to accommodate the state-mandated RHNA allocation for the City. The RHNA establishes benchmarks for the creation of a certain number of new housing units affordable to each designated income level for January 1, 2006 through June 30, 2014. Title 25 of the CCR Section 6203(b) requires that the City include its total RHNA allocation and the number of units permitted during the reporting year (Table 2).

TABLE 2
DWELLING UNIT COMPLETIONS TOWARD MEETING THE CITY'S
ANNUAL REGIONAL HOUSING NEEDS PROJECTIONS
[BASED UPON THE ANNUAL PRORATED 2006-2014 RHNA]

	Very Low Income**	Low Income **	Moderate Income**	Above Moderate Income**	Total Units
City's RHNA Allocation, Jan. 2006 - June 2014	754	605	694	1,330	3,383
Quantified Objectives, Jan. 2006 – June 2014	35	250	310	1,820	2,415
Annual RHNA Goals (Based on the current RHNA allocation)	101	81	93	177	452
2012 City's Prorated Annual Quantified Objectives*	5	33	41	243	322
Dwelling Units Completed in 2012	0	1	75	6	82

* Per Government Code Section 65583(b)(2), the City's quantified objectives reflect the number of dwelling units the City expected to build within the Housing Element cycle.

** In 2012, homes priced below \$118,500 were considered affordable to very low-income households (maximum income limited to \$43,700 for a family of four); homes priced between \$118,500 and \$189,600 were considered affordable to low-income households (maximum income limited to \$69,900 for a family of four); homes priced between \$189,600 and \$425,500 were considered affordable to moderate-income households (maximum income limited to \$104,050 for a family of four); and homes priced above \$425,500 were considered affordable to above-moderate income households. These price estimates are based on the requirements of California Health and Safety Code Section 50052.5.

Home Rehabilitation Projects

During 2012, six new home rehabilitation projects were funded and either completed or under construction using CalHome funds. An additional 16 applications were being processed and, of the 16, six applications were funded loans for the Energy Efficiency and Conservation Block Grant (EECBG) Program.

Affordable Housing Preservation

The Housing Element indicates that the City will seek to preserve the existing affordable housing stock through the implementation of programs designed to ensure continued maintenance. The Housing Element Goal HE-2.3 states: "Preserve Existing Affordable Housing. Continue to implement programs that preserve the City's existing affordable housing stock." Additionally, HE-2.4 states: "Home Rehabilitation. Continue to offer home rehabilitation programs to lower and moderate income homeowners to maintain and improve existing neighborhoods." Furthermore, the City will continue efforts to identify those units that are potentially at risk of losing affordability.

Other Affordable Housing Programs

The City offers first-time homebuyer assistance through the Ventura County Regional Mortgage Credit Certificate (MCC) Program. No low-income household received an MCC loan in 2012, in contrast to one MCC-funded loan in 2011. More participation in the MCC Program in 2013 is expected due to renewed home-buying interest and lower interest rates.

The City monitors its stock of affordable ownership housing and processes resale units to qualified low-income buyers. Tri-Point Homes developed a 43-unit single-family home project at the southeastern corner of Royal Avenue and Corto Street, including five units reserved for purchase by low-income households. The sale of these affordable units will be completed in 2013.

The Mobile Home Rent Subsidy Program for Seniors provides monthly rental assistance to very low- and low-income senior households affected by space rent increases in the City's mobile home parks. By December 2012, 23 senior households were being assisted within three mobile home parks.

The Security Deposit Assistance Program provides up to two-thirds of the required security deposit, up to a maximum of \$1,200, to secure a unit in Simi Valley for very low-income residents of Simi Valley. During 2012, three families were assisted, which is the same number of families assisted in 2011.

The Eviction Prevention Assistance Program provides funding to help low-income households within the City avoid eviction or foreclosure. Five households received assistance through the Program during 2012, a decrease in the number of families assisted from the previous year.

The decrease in use of the Eviction Prevention Assistance, Security Deposit, First Time Homebuyer, and Home Rehabilitation Programs is attributed to the state's adoption of AB 1X 26 eliminating redevelopment agencies and the funding they generated.

4. Compliance with General Plan Guidelines

A general plan or amendment is required to address the specified provisions of each of the seven mandated elements listed in Government Code Section 65302. Exhibit 1, Attachment 2 (pages 24 through 26) confirms that the seven mandated elements in the Simi Valley General Plan correlate with the state's guidelines.

June 4, 2012 marked the end to a successful process of updating the City's 1988 General Plan, and the inauguration of the newly adopted General Plan for 2030. This was a comprehensive update of all the required and optional elements, including the creation of new goals, policies, and implementation measures. Table 1 on page 6 lists the latest General Plan elements, all of which were completed in 2012:

Table 1

General Plan Topics Simi Valley General Plan Chapters	Legally Required General Plan Topics/Elements							Optional Element
	Jobs	Transportation	Housing	Conservation	Open Space	Noise	Safety	
Community Development								
Land Use	•							
Economic Development								•
Historic and Cultural Resources								•
Housing			•					
Mobility and Infrastructure								
Mobility and Circulation		•						
Infrastructure and Utilities	•							
Natural Resources								
Open Space					•			
Biological Resources				•				
Visual Resources			•					
Water Resources			•					
Energy Resources			•					
Air Quality			•					
Community Services								
Parks and Recreation					•		•	
Community Services							•	
Arts and Culture							•	
Community Education							•	
Libraries							•	
Safety and Noise								
Emergency Preparedness							•	
Police Services							•	
Geologic and Seismic Hazards							•	
Fire Services							•	
Urban and Wildland Fire Hazards							•	
Flood Hazards							•	
Hazardous Materials							•	
Noise						•		
Implementation Program	•	•	•	•	•	•	•	•

Pursuant to Title 25 of the CCR Section 6200, et seq., an annual review of the Housing Element is necessary to determine the City's status in completing the Housing Element programs and its progress in meeting its RHNA. For example, if the City changes the zoning from multi-family to some other type of use on one or more parcels that resulted in a reduction in the amount of land zoned for multi-family development, it may result in the need to revise the Housing Element land use inventory to determine whether the City remains in compliance with the RHNA requirements. The City updated its Housing Element in 2012 as part of the General Plan Update to comply with the RHNA.

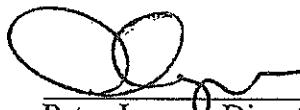
The following alternatives are available to the City Council:

1. Receive and file the Simi Valley General Plan Annual Progress Report for 2012, and direct staff to forward copies to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR);
2. Modify and/or not forward the report;
3. Provide staff with further direction.

The Planning Commission recommends Alternative No. 1.

SUMMARY

As required by Government Code Section 65400, the Planning Commission forwards to the City Council an annual progress report on the status of the Simi Valley General Plan implementation, including the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The Planning Commission recommends that the City Council receive and file the report (Exhibit 1), and direct staff to forward copies to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.



Peter Lyons, Director
Department of Environmental Services

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Exhibit 1 - Planning Commission Packet – Simi Valley General Plan Annual Progress Report for 2012

EXHIBIT 1

PLANNING COMMISSION PACKET

SIMI VALLEY GENERAL PLAN ANNUAL PROGRESS REPORT FOR 2012

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**CITY OF SIMI VALLEY
MEMORANDUM**

May 8, 2013

TO: Planning Commission

FROM: Department of Environmental Services

SUBJECT: SIMI VALLEY GENERAL PLAN – ANNUAL PROGRESS REPORT FOR 2012

RECOMMENDATION

It is recommended that the Planning Commission forward the Simi Valley General Plan progress report to the City Council, with a recommendation that it be received, filed, and forwarded to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

BACKGROUND AND OVERVIEW

Following the adoption of a general plan, a city's planning agency is required by Government Code Section 65400(a) to:

1. Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
2. Provide by April 1 of each year an annual report to the legislative body, OPR, and HCD that includes all of the following:
 - a. The status of the plan and progress in its implementation.
 - b. The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the HCD pursuant to the rulemaking provisions of the Administrative Procedure Act [Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2]. Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report

shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

The report may include the number of units that have been substantially rehabilitated, converted from nonaffordable to affordable by acquisition, and preserved consistent with the standards set forth in paragraph (2) of subdivision (c) of Section 65583.1. The report shall document how the units meet the standards set forth in that subdivision.

- c. The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

FINDINGS AND ALTERNATIVES

In response to the requirements listed above, this report contains: 1) a review of General Plan Amendments approved during 2012; 2) a review of the status of measures required to implement the General Plan; 3) a review of the extent to which the approved General Plan complies with the guidelines for the preparation of a general plan adopted by the Governor's Office of Planning and Research; 4) a discussion of the City's progress in meeting its share of regional housing needs determined pursuant to Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Section 65583(c)(3); and 5) a status update of actions taken by the City towards completion of the programs and compliance with the deadlines in the housing element.

Also included in this report is information regarding the status of General Plan Implementation Measures serving as a guide for:

- Orderly growth and development;
- Preservation and conservation of open-space land and natural resources; and
- The efficient expenditure of public funds relating to the subjects addressed in the General Plan.

1. 2012 General Plan Amendments

The following General Plan Amendments were considered by the City Council:

General Plan Amendment 75

Applicant:	City of Simi Valley
Request:	To adopt a resolution for an update of the Simi Valley General Plan
Status:	Approved on June 4, 2012

General Plan Amendment 88

Applicant: City of Simi Valley
Request: To adopt a resolution approving an update to the Housing Element of the Simi Valley General Plan
Status: Approved on November 26, 2012

2. Status of General Plan Implementation Measures

Each General Plan element contains implementation measures intended to achieve the elements' goals and policies. Through the adoption process of the General Plan in 2012, a list of all implementation measures was presented to the City Council in order to discuss budgetary implications and obtain City Council direction or prioritization. Attachment 1 (page 10) summarizes each of the adopted implementation measures, indicates which department has been assigned responsibility for completing the task, and describes the current status of the work program.

3. Compliance with General Plan Guidelines

June 4, 2012 marked the end to a successful process of updating the City's 1988 General Plan and the inauguration of the newly adopted General Plan for 2030 and Program Environmental Impact Report. This was a comprehensive update of all the required and optional elements, including the creation of new goals, policies, and implementation measures.

Unlike the previous General Plan, this General Plan is organized into nine chapters and the elements are found within the chapters. Table 1 (Page 4) lists the latest General Plan elements, all of which were completed in 2012:

TABLE 1

General Plan Topics	Legally Required General Plan Topics/Elements						
	Land Use	Economic Development	Historic and Cultural Resources	Transportation	Housing	Public Safety	Optional Elements
Simi Valley General Plan Chapters	•	•	•	•	•	•	•
Community Development							
Land Use	•						
Economic Development						•	
Historic and Cultural Resources					•		•
Housing				•			
Mobility and Infrastructure							
Mobility and Circulation		•					
Infrastructure and Utilities		•					
Natural Resources							
Open Space					•		
Biological Resources					•		
Visual Resources					•		
Water Resources					•		
Energy Resources					•		
Air Quality					•		
Community Services							
Parks and Recreation					•		•
Community Services						•	
Arts and Culture						•	
Community Education						•	
Libraries						•	
Safety and Noise							
Emergency Preparedness						•	
Police Services						•	
Geologic and Seismic Hazards						•	
Fire Services						•	
Urban and Wildland Fire Hazards						•	
Flood Hazards						•	
Hazardous Materials						•	
Noise					•		
Implementation Program	•	•	•	•	•	•	•

Pursuant to Title 25 of the California Code of Regulations (CCR) Section 6200, et seq., an annual review of the Housing Element is necessary to determine the City's status in completing the Housing Element programs and its progress in meeting its RHNA. For example, if the City changes the zoning from multi-family to some other type of use on one or more parcels that resulted in a reduction in the amount of land zoned for multi-family development, it may result in the need to revise the Housing Element land use inventory to determine whether the City remains in compliance with the Regional Housing Needs Assessment (RHNA) requirements. The City updated its Housing Element in 2012 as part of the General Plan Update to comply with the RHNA.

When preparing a general plan or amendment, it is required to address the specified provisions of each of the seven mandated elements listed in Government Code Section 65302. Attachment 2 (page 24) confirms that the seven mandated elements in the Simi Valley General Plan correlate with the state's guidelines.

4. Housing Element Implementation

Pursuant to Title 25 of the CCR Sections 6200, 6201, and 6203, these sections identify the City's requirement that it identify its annual progress toward the implementation of its Housing Element, including an analysis of the City's progress in meeting the projected regional housing needs. The City's share of the regional housing needs projections was published by SCAG as part of the RHNA figures for Ventura County from January 1, 2006 to June 30, 2014. The new Housing Element incorporates the current RHNA figures.

This report addresses the City's efforts in producing housing for families of all income levels, and in assisting very low-, low-, and moderate-income households through the provision of new affordable apartments and townhomes, home rehabilitation loans, homebuyer assistance, and rental assistance for very low- and low-income residents for both senior and non-senior citizens.

City's Regional Housing Needs Assessment

Pursuant to Government Code Section 65584(b), the Department of Housing and Community Development (HCD), in consultation with each council of governments, shall determine each region's existing and projected housing need pursuant to Section 65584.01 at least two years prior to the scheduled revision required pursuant to Section 65588. The appropriate council of governments, or for cities and counties without a council of governments, the department, shall adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county at least one year prior to the scheduled revision for the region required by Section 65588. The allocation plan prepared by a council of governments shall be prepared pursuant to Sections 65584.04 and 65584.05 with the advice of the department. Table 2 (page 6) identifies the City of Simi Valley RHNA numbers for 2006-2014.

Pursuant to Government Code Section 65583(a)(3), the City is required to demonstrate that there are adequate sites to accommodate the state-mandated RHNA allocation for the City. The RHNA establishes benchmarks for the creation of a certain number of new housing units affordable to each designated income level from January 1, 2006 through June 30, 2014. Title 25 of the CCR Section 6203(b) requires that the City include its total RHNA allocation and the number of units permitted during the reporting year (Table 2).

TABLE 2

**DWELLING UNIT COMPLETIONS TOWARD MEETING THE CITY'S ANNUAL REGIONAL HOUSING NEEDS PROJECTIONS
[BASED UPON THE ANNUAL PRORATED 2006-2014 REGIONAL HOUSING NEEDS ASSESSMENT (RHNAs)]**

	Very Low Income*	Low Income*	Moderate Income*	Above Moderate Income*	Total Units
City's RHNAs Allocation, Jan. 2006 - June 2014	754	605	694	1,330	3,383
Quantified Objectives	35	250	310	1,820	2,415
Annual RHNAs Goals (Based on the current RHNAs allocation)	101	81	93	177	452
2012 City's Prorated Annual Quantified Objectives**	5	33	41	243	322
Dwelling Units Completed in 2012	0	1	75	6	82

* In 2012, homes priced below \$118,500 were considered affordable to very low-income households (maximum income limited to \$43,700 for a family of four); homes priced between \$118,500 and \$189,600 were considered affordable to low-income households (maximum income limited to \$69,900 for a family of four); homes priced between \$189,600 and \$425,500 were considered affordable to moderate-income households (maximum income limited to \$104,050 for a family of four); and, homes priced above \$425,500 were considered affordable to above-moderate income households. These price estimates are based on the requirements of California Health and Safety Code Section 50052.5.

** Per Government Code Section 65583(b)(2), the City's quantified objectives reflect the number of dwelling units the City expected to build within the Housing Element cycle.

Residential construction activity increased during calendar year 2012, resulting in the completion of 82 homes, including 32 single-family detached units and 50 condominium units. By comparison, 37 homes, 34 condominium units, and three single-family homes, were completed in 2012. Table 2 indicates that the development of homes for all income categories was below the annualized rate of development anticipated by SCAG's RHNAs projection for the City, although there is sufficient appropriately zoned land to accommodate such development.

Title 25 of the California Code of Regulations Section 6203(b)(2), among other things, requires the annual report to include the number of permitted units issued during the calendar year being reported. Six permits were issued for above moderate-income single-family homes during 2012. Permits were issued for 75 moderate-income condominium units (The Waterstone project on Heywood Street; Haven at Tapo Street; Parkview on Los Angeles Avenue, north of the Metrolink train station; and Los Arboles at Royal Avenue and Corto Street).

Home Rehabilitation Projects

Home rehabilitation loans are available through the City's Home Rehabilitation Program to very low- and low-income homeowners who were in need of financial assistance to make home repairs. During 2012, Home Rehabilitation loans were available in the following

maximum amounts: 1) \$30,000 deferred loans at a 2% interest rate to qualifying very low- and low-income homeowners; and 2) \$30,000 deferred loans at 2% interest to qualifying very low-, low-, and moderate-income homeowners for energy efficiency improvements.

During 2012, six new home rehabilitation projects were funded and either completed or under construction using Cal Home funds. An additional 16 applications were being processed. Furthermore, 6 applications being processed resulted in 6 funded loans for the Energy Efficiency and Conservation Block Grant (EECBG) Program. The EECBG Program supports cost-effective energy efficient projects for the community, such as lighting retrofits, building upgrades, mechanical equipment, clean energy systems, and various energy management controls available.

Affordable Housing Preservation

The Housing Element Goal HE-2.3 states: "Preserve Existing Affordable Housing. Continue to implement programs that preserve the City's existing affordable housing stock." Additionally, HE-2.4 states: "Home Rehabilitation. Continue to offer home rehabilitation programs to lower and moderate income homeowners to maintain and improve existing neighborhoods." Furthermore, the City will continue efforts to identify those units that are potentially at risk of losing affordability. As discussed below, the City operates several programs to preserve existing affordable housing. Also, the City annually monitors those units that are potentially at risk of losing affordability.

Other Affordable Housing Programs

The City offers first-time homebuyer assistance through the Ventura County Regional Mortgage Credit Certificate (MCC) Program. No low-income household received an MCC loan in 2012, in contrast to one MCC-funded loan in 2011. More participation in the MCC Program in 2013 is expected due to renewed home-buying interest and lower interest rates.

The City monitors its stock of affordable ownership housing and processes resale units to qualified low-income buyers. Tri-Point Homes developed a 43-unit single-family home project at the southeastern corner of Royal Avenue and Corto Street, which includes five units reserved for purchase by low-income households. The sale of these affordable units will be completed in 2013.

The Senior Rent Subsidy Program is an ongoing program designed to provide rental assistance payments for senior households that are eligible for the Section 8 program. During 2012, an average of 14 senior households received assistance under the Program, which was funded through the CDA Housing Set-Aside account. In addition, the Area Housing Authority (AHA) of Ventura County provides Section 8 rental assistance payments to very low-income households within the City.

The Mobile Home Rent Subsidy Program for Seniors provides rental assistance to very low- and low-income senior households affected by space rent increases in the City's mobile home parks that are regulated by the City's Mobile Home Rent Mediation Resolutions 93-52 and 2000-33. The Program provides assistance with space rent

increases to very low- and low-income seniors living in mobile home parks who are paying over 30% of their adjusted monthly income for housing expenses. By December 2012, 23 senior households were being assisted monthly within three mobile home parks.

The Security Deposit Assistance Program provides up to two-thirds of the required security deposit, up to a maximum of \$1,200, to secure a unit in Simi Valley. Eligible participants must be very low-income residents of Simi Valley. During 2012, three families were assisted, which is the same number of families assisted in 2011.

The Eviction Prevention Assistance Program provides funding to help low-income households within the City avoid eviction or foreclosure. The program was established to help low-income households stay in their homes and reduce the potential for families and individuals to become homeless. Five households received assistance through the Program during 2012, representing a 29% decrease in the number of families assisted from the previous year.

The decrease in use of the Eviction Prevention Assistance, Security Deposit, First Time Homebuyer, and Home Rehabilitation Programs is attributed to the state's adoption of AB 1X 26 on June 28, 2011. AB 1X 26 eliminated redevelopment agencies and the funding they generated. In the absence of these funds, the First Time Homebuyer Program has been eliminated, the Home Rehabilitation Program has been modified to use only HOME and Cal Home funds, and a local non-profit (Many Mansions) has joined with another homeless prevention group to use CDBG funds to provide an Eviction Prevention and Security Deposit Assistance Program.

Standards and Provisions for Future Residential Development

All housing developments are reviewed to determine consistency with the City's Development Code and General Plan requirements, which helps to ensure orderly and efficient growth patterns within the community. The General Plan Land Use Map is used to identify areas suitable for development in Simi Valley. New housing, including affordable housing, is approved for development in areas that are either already served or planned to be served with infrastructure and utilities to ensure that an efficient expenditure of public funds is achieved.

5. Status of Housing Element Programs

Government Code Section 65400(a)(2)(B) requires that the City provide a status of the City's compliance with the deadlines in its housing element. Each program, or action, is listed in Attachment 3 (page 27) followed by a statement regarding the status of the program. As indicated in Attachment 3, during 2012 the City continued to implement housing programs and projects to ensure the housing needs of residents were addressed while complying with all state and federal requirements. However, due to the passage of AB 1X 26, which abolished redevelopment agencies, a significant portion of the income previously used to support affordable housing activities is no longer available. This reduction in funding has impacted the City's ability to maintain the same level of affordable housing assistance.

The following alternatives are available to the Planning Commission:

1. Forward the Simi Valley General Plan progress report to the City Council with a recommendation that it be received, filed, and forwarded to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR); or
2. Provide further direction to staff.

Staff recommends Alternative No. 1.

SUMMARY

Government Code Section 65400 requires each city's planning agency to submit an annual report to the legislative body, OPR, and HCD that addresses the progress of each city's efforts toward implementing its general plan and the elements of its general plan within the past reporting year.



Peter Lyons, Director
Department of Environmental Services

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GENERAL PLAN IMPLEMENTATION MEASURES

PROJECT STATUS DECEMBER 2012

PROJECT	DEPT- PRIORITY	TASK DESCRIPTION	STATUS
ADMINISTRATION			
A-1: Consistency with the General Plan	ES - 1	The City shall ensure that all development proposals and projects included in the City's Capital Improvement Program (CIP) are consistent with the goals and policies of the General Plan.	Ongoing. Planning Commission adopted a resolution on April 18, 2012 finding CIP improvements for FY 2012/13 in conformance with the General Plan. City Council approved CIP budget on June 18, 2012.
A-2: Periodic Review of the General Plan	ES - 1	The City shall periodically review the General Plan, including the Housing Element, and process amendments or comprehensive updates, as necessary, to reflect changing community conditions.	Ongoing. Comprehensive General Plan update adopted by City Council on June 4, 2012. Housing Element adopted on November 20, 2012.
A-3: General Plan Annual Progress Report	ES - 1	The City shall prepare an annual status report to the City Council on the implementation of the General Plan for submittal to the state Office of Planning and Research (OPR) and the state Department of Housing and Community Development (HCD) relative to the progress in implementing the Housing Element.	Ongoing. General Plan status report reviewed by Planning Commission on February 22, 2012 and City Council on March 26, 2012 for 2011 calendar year.
LAND USE AND COMMUNITY DESIGN			
LU-1: Development Review Process	ES - 4	The City shall continue to regulate development for compliance with General Plan goals, policies, land uses, and development standards through the Development Review Process to ensure the following: not exceeding building intensity and population density levels; paying fair share costs for new development; providing broad range of housing types and commercial uses; establishing an efficient pattern and organization of land uses; providing development compatibility and transitions; providing fair and equitable access; locating industrial and business parks near transportation; providing adequate community-supporting uses; and establishing open space and agricultural buffers.	Ongoing. Approval of development permits requires a finding that the proposed use and construction is consistent with the purpose, intent, goals, policies, programs, and land use designations of the General Plan.
LU-2: Environmental Review	ES - 2	The City shall continue to ensure that all development proposals are reviewed per the requirements of California Environmental Quality Act (CEQA) to ensure that significant natural landmarks are maintained and integrated into project design; land uses are compatible; noise, lighting, and traffic impacts are addressed; scenic and natural areas are preserved; mature trees are protected; creeks and natural drainages are maintained and restored; and archaeological and paleontological resources are protected.	Ongoing. Approval of development permits requires the appropriate CEQA review and findings.
LU-3: Simi Valley Municipal Code	ES - 3	The City shall review and update the zoning districts, development standards, and zoning map of the Development Code to reflect the land use designations, development standards, policies, and land use map of the General Plan, including establishing new zoning districts for business parks and mixed-uses. Additionally, the City shall continue to implement the City's Sign Ordinance, Tree Preservation Ordinance, and Green Building Code.	Ongoing. Concurrent with the adoption of the General Plan in 2012, the Development Code was revised for consistency with the new land use designations and to establish new business park and mixed-use overlay districts. In addition, the Zoning Maps were revised for consistency with the new General Plan Land Use map.
LU-4: Specific Plans	ES - 4	The City shall continue to implement adopted specific plans and shall require and implement new specific plans for the following areas: a. Los Angeles Avenue/First Street corridor b. Old Town c. Ronald Reagan Presidential Library Visitor Area d. Simi Valley Hospital/Sycamore Drive corridor e. Commercial or industrial development in hillside areas	Ongoing. The City continues to implement adopted specific plans and is currently processing a new specific plan for the Hummingbird Nest Ranch Resort, a commercial development in a hillside area.

PROJECT	DEPT - PRIORITY	TASK DESCRIPTION	STATUS
LU-5: Managed Growth Plan	ES - 3	The City shall continue to implement the City's Managed Growth Plan through the Residential Building Permit Allocation System to reduce air pollution, protect the hillsides, promote affordable housing, and ensure that population limits do not exceed the growth limits in the City's Managed Growth Plan (Measure C), adopted in 2004.	Ongoing. The voters of the City of Simi Valley adopted Measure N in November 2012, which will continue the Managed Growth Plan of 292 allocations per year, as modified. The City is in the process of revising the Permit Allocation System to implement the revised Managed Growth Plan.
LU-6: Citywide Urban Restriction Boundary (CURB)	ES - 3	The City shall continue to enforce the CURB until December 31, 2020, or as extended, and review development proposals for consistency with the CURB to protect existing agricultural, open space, viewshed, and watershed lands surrounding the City.	Ongoing. All development proposals are reviewed for consistency with the current CURB limits.
LU-7: Hillside Performance Standards (HPS)	ES - 3	The City shall continue to regulate development per the HPS to preserve hillside areas and view corridors, retain scenic and recreational resources, and maintain open space surrounding and within the City.	Ongoing. All development proposals located outside of the valley floor are reviewed for consistency with the Hillside Performance Standards (HPS.)
LU-8: Open Space Preservation	ES - 3	The City shall continue to require development agreements and conservation easements to preserve open space, as necessary. In addition, other tools, such as greenbelt agreements, easement acquisition, donations, and leaseback arrangements shall be used to preserve open space, when appropriate.	Ongoing. All development proposals are reviewed on a case-by-case basis to determine the most effective open space preservation techniques.
LU-9: Climate Action Plan(CAP)	ES - 2	The City shall establish a CAP to reduce or encourage reductions in Greenhouse Gas (GHG) emissions from all sectors within the City. The CAP will establish a baseline inventory of GHG emissions and include measures to reduce GHG emissions by at least 15 percent of 1990 emission levels by year 2020.	Ongoing. Concurrent with the adoption of the General Plan in June 2012, the City Council adopted a Climate Action Plan (CAP), which establishes a baseline inventory of Greenhouse (GHG) emissions and proposes measures to reduce GHG emissions by 2020.
LU-10: Infill Strategy	ES - 4	To encourage infill development, the City shall develop and maintain a Citywide database of vacant and underutilized sites to provide information to developers and monitor the City's growth and change. Annually, the City shall prepare a report on the number of vacant sites and underutilized sites that were developed during the previous year, and verify that the City has not exceeded the General Plan limits for residential units and maximum square footages for commercial, industrial, and other uses.	Ongoing. It is important for the City to continue to identify suitable sites for residential units in order to meet its RHNA.
LU-11: Design Guidelines	ES - 3	The City shall continue to review development proposals per the City's adopted Design Guidelines, including the Citywide Design Guidelines, Residential Design Guidelines, and Landscape Design Guidelines.	Ongoing. Approval of development permits requires a finding that the proposed use and construction is consistent with applicable design guidelines.
LU-12: Code Enforcement	CS - 1	The City shall encourage a proactive program to enforce the Municipal Code and other nuisance abatement programs that aim to keep the City's neighborhoods attractive, safe, and free from public nuisances.	Ongoing. On June 4, the City Council directed the Code Enforcement Section to extend its operation coverage from five days per week to six days per week, primarily to mitigate a growing problem with unpermitted signage.
LU-13: Interagency Coordination and Partnership	ES - 5	The City shall coordinate with appropriate public agencies and districts, including, but not limited to, Ventura County, the Ventura Local Agency Formation Commission (LAFCO), Simi Valley Unified School District, public utility districts, Rancho Simi Recreation and Park District, and Santa Monica Mountains Conservancy regarding issues addressing the availability of utilities for new development proposals; annexations; location and design of community facilities to complement the community and meet community needs; a connected open space network and organization of places; the fair distribution of amenities and services to the community; and no undue concentration of high-impact uses.	Ongoing. As part of the development permit review process, the City coordinates with various public agencies and districts on a case-by-case basis, depending on the issues involved with the proposed project.
LU-14: Fair Share Costs of Development	ES - 4	The City shall continue to require developers to construct improvements to the public right-of-way along their site frontage to pay fees in lieu of constructing improvements, and to construct other infrastructure improvements, as necessary to serve the development, as well as those improvements identified as mitigation measures for project impacts under the California Environmental Quality Act (CEQA).	Through the approval of a development permit, conditions may be imposed that are deemed reasonable and necessary to ensure that developers pay a proportionate share of costs for the development.
LU-15: Business Park Overlay Zoning District	ES - 4	The City shall amend the Development Code to include a Business Park Overlay zoning district, land uses and permit requirements, and development standards.	Completed. The Business Park Overlay Zoning District was adopted concurrently with the General Plan Update in June 2012.

PROJECT	DEPT - PRIORITY	TASK DESCRIPTION	STATUS
LU-16: Mixed-Use Overlay Zoning District	ES - 4	The City shall continue to monitor activities taking place within Simi Valley's Area of Interest, such as landfill operations, mineral excavations, and oil extraction activities. Agricultural and recreational uses shall be encouraged in this area. Reclamation plans for the areas within the City's jurisdiction shall be required when these types of operations are terminated.	Completed. The Mixed-Use Overlay Zoning District was adopted concurrently with the General Plan Update in June 2012.
LU-17: Area of Interest Activities	ES - 5	The City shall ensure that the zoning for all development proposals is consistent with the General Plan per the following General Plan Consistency Guidelines: (1) all applicable General Plan policies are met; (2) the existing or proposed land uses are the same, or consistent with, those identified for the land use designation; (3) for residential projects, the existing or proposed number of units falls within the range of units allowed for that land use designation (or the next lower one); (4) if project includes multiple land use designations, the proposed land uses for the project are found in the same proportion; (5) in the HPS areas, land not meeting slope criteria for that designation may consider adjacent land use designations; and (6) parcels less than 1 acre in size may have a different zoning, if criteria are met.	Ongoing. Projects proposed outside of the City's Sphere of Influence but within the City's Area of Interest are reviewed on a case-by-case basis to determine if there are potential impacts to the City of Simi Valley.
LU-18: General Plan Consistency Program	ES - 1	The City shall provide assistance to businesses to improve the physical appearance of existing commercial businesses through the Los Angeles Avenue Façade Renovation Program and the Tapo Street Façade Renovation Program. Matching grants are available to business owners and property owners in these areas for exterior building improvements, such as painting, installation of awnings or windows, and/or new lighting and landscaping.	Ongoing. All development proposals are reviewed for consistency with the General Plan, including the General Plan Consistency Guidelines.
ECONOMIC DEVELOPMENT			
ED-1: Development Permit Process Assistance	ES - 4	The City shall provide development permit processing assistance, including: assistance with locating sites; submitting entitlement applications; providing guidance through the permit review and approval process; scheduling construction inspections; updating the City's development impact fees and consider other financing techniques; and obtaining Certificates of Occupancy to encourage new businesses to relocate to Simi Valley, the expansion of existing businesses, and new employment opportunities.	Ongoing. Planners are available at the front counter to answer questions and provide assistance to the public. Once a development permit application is submitted, a case planner is assigned to guide the applicant through the review and approval process. A business and development advocate is available through the City Manager's office to provide additional assistance to applicants and new businesses.
ED-2: Façade Renovation Programs	CM - 8	The City shall encourage uses that promote tourism related to the Ronald Reagan Presidential Library and Museum, the Strathearn Historical Park and Museum, and other visitor-related activities within the City, including lodging, dining, shopping, and entertainment establishments.	As a result of the dissolution of redevelopment by the State of California effective February 1, 2012, funding for the Façade Renovation Program ended. The Program has been discontinued.
ED-3: Promotion of Tourism	CM - 6	The City shall continue to encourage residents to shop in Simi Valley to generate additional City-derived sales taxes to fund public safety and services for the community.	Staff is participating in and supporting the Simi Valley Chamber of Commerce's Tourism Committee. This effort is ongoing.
ED-4: Shop Simi Valley First Program	CM - 5	The City shall continue to encourage residents to shop in Simi Valley to generate additional City-derived sales taxes to fund public safety and services for the community.	The Shop Simi Valley First Program continues to encourage business-to-business transactions as well as increased local shopping by residents. Program is continuing with enhancements to the Program planned.
ED-5: Public Facilities Financing and Phasing Plan	CM - 1	The City shall develop a Public Facilities Financing and Phasing Plan to establish priorities for infrastructure and facilities phasing and financing through the annual budget process and Capital Improvement Plan (CIP).	Work continues on financing plan to address the funding requirements of the capital improvements contained in the CIP.
ED-6: Fiscal Performance Monitoring and Analysis Program	CM - 2	The City shall establish a monitoring program to evaluate the City's overall fiscal performance by tracking key economic and fiscal indicators, such as sales, hotel, and property tax revenues.	The City's Budget Officer and the City Manager's office continue to monitor these indexes as part of a trend analysis.

PROJECT	DEPT - PRIORITY	TASK DESCRIPTION	STATUS
ED-7: Economic Development Financing	CM – 3	Maintain and periodically update a database regarding potential sources of funding supporting the City's economic development programs. These may encompass a range of techniques to incentivize business development, including infrastructure improvements required for new development. These will evolve over time due to legislation and state and federal funding availability. Currently, they include such methods as developer impact fees, property owner/developer exactions, developer advances/reimbursement agreements, City's Capital Improvement Programs (CIP), Community Development Block Grants (CDBG), Section 108 loans, Infrastructure Financing Districts (IFDs), Proposition 1C, Proposition 84, Business Improvement (BIDs), Community Facilities Districts, Special Assessment Districts, and user fees.	Continuing to research various funding opportunities in the economic development arena. Staff is under discussions with the Simi Valley Chamber of Commerce regarding a Tourism Business Improvement District (TBID). However, current move is to reduce fees and permits as a method to attract and retain business.
ED-8: Business Retention and Attraction	CM – 4	Design and implement programs to support the retention and expansion of existing businesses and attract new businesses to Simi Valley that offer quality jobs for residents and contribute revenue support City services. This may take several forms such as financial assistance, expedited permit processing, density incentives, and marketing campaigns.	City has contracted with a Marketing Consultant to develop a marketing plan for business attraction and retention. City is reviewing fees and permits for business attraction and retention. City is reviewing methods to reduce time to process development related permits.
HISTORIC AND CULTURAL RESOURCES			
HR-1: Cultural Heritage Ordinance	ES – 3	The City shall continue to implement the City's Cultural Heritage Ordinance to preserve and protect historical landmarks, historic districts, sites of merit, and points of historical interest.	Ongoing. The City's Cultural Heritage Ordinance was updated in 2009 and projects are reviewed on a case-by-case basis for issues of historical significance.
HR-2: Interagency Coordination and Partnership	ES – 5	Coordinate with appropriate agencies, such as the Ventura County Cultural Heritage Board and Simi Valley Historical Society, regarding issues of historical significance.	Ongoing. As part of the development permit review process, the City coordinates with the Ventura County Cultural Heritage Board and Simi Valley Historical Society on a case-by-case basis regarding issues of historical significance.
MOBILITY			
M-1: Traffic Improvements Plan (TIP)	PW – 8	The City shall continue to implement a TIP that identifies street improvements needed to achieve buildup of the General Plan Mobility Plan for inclusion in the City's Capital Improvements Program (CIP); improvements that affect the City's transportation network, such as priorities for new and upgraded traffic signals, street widening priorities, and street repaving; the ongoing maintenance of sidewalks, parkways, and landscaping; improvements to implement an Intelligent Transportation System (ITS); and potential funding sources.	In 2012 the West Los Angeles Avenue widening project began, which is an improvement to widen and build the street to conform to General Plan buildout. Traffic signal upgrades were prioritized at a City Council meeting in May 2012, and four intersections were upgraded in 2012. Street repaving projects were completed, and maintenance of sidewalks, parkways, and landscaping was performed on an ongoing basis.
M-2: Development Review Process	PW – 5	The City shall continue to regulate development for compliance with the City's General Plan through Public Works' participation in the Development Review Process to ensure that access onto arterials allows the smooth and safe flow of vehicles and bicycles; a secondary access is provided by major projects; local residential neighborhood street design, alignment, or other characteristics discourage through traffic; noise and other impacts of truck traffic in residential areas are minimized; and all intersections operate at LOS C or better.	City Street Standards are current and adequately provide for the City's traffic volumes and parking needs.
M-3: Simi Valley Municipal Code	ES – 3	The City shall use the Development Code to determine off-street parking requirements for all new or expanded projects as part of construction. The City shall review and update the Development Code to address parking standards for mixed-use and transit-oriented development, for small-scale neighborhood serving commercial uses, and to allow for public-private partnerships. Parking requirements shall periodically be reviewed to ensure that adequate off-street parking is provided to serve approved uses.	Ongoing. Approval of development permits requires a finding that the proposed use and construction is in full compliance with the Development Code and the Municipal Code, which includes the standards for off-street parking. Concurrent with the approval of the General Plan, the Development Code was revised for the Mixed-Use Overlay Zoning District, including parking standards for mixed-use development.

PROJECT	DEPT - PRIORITY	TASK DESCRIPTION	STATUS
M-4: Public Works Street Standards	PW – 4	The City shall maintain, and update on a regular basis, City Street Standards that shall be applied to all public streets, private streets prior to dedication to the City, private roadways accommodating more than 50 vehicles per hour, and streets providing on-street parking.	Traffic Impact Fees are consistently collected for all new development projects and are being applied to traffic capacity capital improvement projects. Public Works is currently preparing an update to the existing fee to be consistent with the recent update to the General Plan.
M-5: Traffic and Roadway Management Strategies	PW – 2	The City shall implement traffic and roadway management strategies, including monitoring traffic and congestion, modifying arterial roadways to allow more efficient bus operation, and signal synchronization, to improve mobility and efficiency and reduce associated emissions.	Traffic and roadway management strategies were applied throughout 2012 in an ongoing effort to manage the City's signal synchronization system. Wherever possible, adjustments are made to increase efficiency and reduce emissions.
M-6: Traffic Impact Fee Program	PW – 10	The City shall collect Traffic Impact Fees for new development projects, which will be used to fund transportation improvements identified per the Traffic Impact Fee Program.	City Street Standards current meet Complete Streets standards with a variety of transportation mode opportunities.
M-7: Regional Transportation Fees	PW – 6	The City will continue to work with the Ventura County Transportation Commission (VCTC) to ensure that Simi Valley obtains its share of regional transportation funding for pedestrian, bicycle, and transportation systems management projects.	Implementation of City Street Standards continues to provide for and encourage pedestrian, bicycle and public transit modes as alternative opportunities.
M-8: Complete Streets Program	PW – 11	The City shall develop and implement a Complete Streets Program for the City's roadway network in compliance with AB 1358, which requires streets and roadway systems to accommodate all modes of travel for people of all ages and abilities.	The Complete Streets program is being implemented as improvements are made. New installations and refurbishing projects include an effort to accommodate all modes of travel for people of all ages and abilities.
M-9: Alternative Travel Modes Program	PW – 11	The City shall promote and enhance an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride-sharing, carsharing, bicycling, and walking.	Modes other than private passenger vehicles are encouraged in 2012 through projects that, for example, close gaps in bicycle lanes to make them continuous, close gaps in sidewalks to make them continuous, and promote walking and cycling improvement projects near the Metrolink station and bus stops.
M-10: Bicycle Master Plan	PW – 9	The City shall maintain and update the City's Bicycle Master Plan to identify improvements for the City's bicycle network and prioritize improvements for orderly implementation with the City's Capital Improvement Program (CIP).	The City has current Bicycle Master Plan and improvements are made on an ongoing basis. For example, grant funding was secured to install signals at the arterial street crossings of the Arroyo Simi bike trail in conjunction with the Park District's efforts to improve the bike path.
M-11: Transportation Demand Management (TDM) Programs	CM – 7	The City shall continue to implement a TDM Program and educate major employers located within the City regarding TDM Programs to reduce vehicle trips and single-occupancy vehicle travel. The City shall also encourage major employers to provide Transportation Demand Amenities, including transit subsidies, ride-share incentives, bicycle facilities, alternative work schedules, and preferential parking for carpools/vanpools.	Ongoing. The City will continue to implement its Employee Commute Option Program to reduce vehicle emissions through the use of incentives for employees to utilize alternate modes of transportation to get to and from work.
M-12: Interagency Coordination and Partnership	PW – 7	The City shall continue to coordinate with appropriate agencies, including Caltrans, Ventura County, and the Ventura County Transportation Commission, to implement local, state, and regional transportation mandates and local transportation and mobility objectives, including locating a second train station on the west side of the City.	An ongoing effort is made to coordinate with Caltrans, Ventura County, and VCTC to implement transportation mandates and mobility objectives. The City Public Works staff attends Caltrans quarterly meetings and coordinates on any projects that affect both agencies. Likewise, VCTC and the County are consulted on projects affecting both the City and their agencies.
M-13: Walkable Community Program	PW – 11	The City shall continue to promote a pedestrian friendly community by providing a cohesive pedestrian network of sidewalks and street crossings, and by encouraging streetscape enhancements, such as lighting, street trees, benches, and plazas per the City's Design Guidelines.	The City continues to promote a pedestrian friendly community by planning and implementing projects to close gaps in continuous sidewalk areas, and upgrading streetscape where possible as resources allow.
M-14: Safe Routes to School Program	ES – 6	The City shall work with the Simi Valley Unified School District (SVUSD) to establish a Safe Route to Schools Program, including design and operational elements, for both new development and existing areas in the City, and ensure that these elements are included in development projects.	Ongoing. All development proposals are reviewed on a case-by-case basis to determine if Safe Routes to Schools need to be addressed and the SVUSD consulted. Currently in place is the School Crossing Guard Program works to improve the safety for students who walk, bicycle, or take transit to school.
M-15: Simi Valley Transit Program	CS – 1	The City will continue to provide transit service to address the transportation needs of City residents, and maintain and upgrade transit system infrastructure to enhance public use, including adequate transit stops, transit shelters, park-and-ride lots, and bicycle parking.	The City continues to provide transit service to address the transportation needs of City residents, and maintain and upgrade transit system infrastructure to enhance public use. This task was accomplished. Throughout this period, Simi Valley Transit provided more than 300,000 fixed-route and ADA/DAR transit trips.

PROJECT	DEPT - PRIORITY	TASK DESCRIPTION	STATUS
M-16: Safe Traffic flow	CS – 9	The City shall enforce the prohibition of illegal vendors in public rights-of-way to allow for safe traffic flow.	Ongoing through Code Enforcement. The City of Simi Valley constantly updates the municipal codes to enhance the quality of life for its residents and provide equitable standards for the business community.
INFRASTRUCTURE AND UTILITY			
IU-1: Capital Improvement Program	PW – 10	The City shall continue to: identify prioritize, and implement the City's Capital Improvement Plan (CIP) to eliminate deficiencies in public facilities; give priority to funding rehabilitation or replacement of critical infrastructure that has reached the end of its useful life; accomplish the goals, policies, and programs of the General Plan, giving priority to infrastructure improvements in infill areas; and continue to implement new systems and technologies that may enhance City operations and services to the public, including providing reclaimed water service throughout the community.	Ongoing. Annually, the City reviews its capital projects for conformity with the jurisdiction's General Plan.
IU-2: Urban Water Management Plan	PW – 8	The City shall continue to coordinate with Ventura County Waterworks District No. 8 and Golden State Water Company in the preparation of their Urban Water Management Plans to guide long-range planning for water supplies and conservation programs; provide water service that meets or exceeds state and federal drinking water standards; and plan, secure funding for, and procure sufficient water treatment infrastructure with the capacity to meet projected water demands.	The District Board adopted the 2010 Urban Water Management Plan Update on June 20, 2011. The next update is expected in 2015. The current plan finds sufficient resources for planned demands, including planned growth. The Plan also included analysis describing the method (per capita basis) for meeting the 20% by 2020 water use efficiency mandate.
IU-3: Master Plan of Drainage	PW – 8	The City shall regularly update the City's Master Plan of Drainage to: ensure storm runoff is adequately handled; upgrade existing stormwater collection and treatment facilities, where needed; ensure that all new drainage facilities are constructed and maintained to accommodate stormwater runoff and prevent flooding; and require developers to prepare drainage plans for development proposals to identify necessary drainage improvements, improve downstream deficiencies, and address federal and state discharge requirements.	Public Works is currently updating the City's Master Plan of Drainage to meet the cited goals and objectives.
IU-4: Recycled Water Master Plan	PW – 8	The City shall follow the Recycled Water Master Plan as a guide to consider providing recycled water for non-potable uses, such as landscape irrigation and fire fighting, explore additional funding sources to expand recycled water infrastructure, and apply for additional funding to expand the recycled water infrastructure.	The District Board approved the West Simi Valley Water Recycling Project on December 8, 2008. The Project is being implemented to extend the existing recycled water distribution system to serve up to 70 additional customers. The Project will reduce reliance on purchased imported water by an estimated 1,250 acre-feet per year. The Watersheds Coalition of Ventura County is applying for a Proposition 34 grant, and the Project could receive up to \$3 M in grant funds.
IU-5: Sewer System Management Plan and Treatment Plant Condition	PW – 8	The City shall maintain the Sewer System Management Plan to meet the sewer needs of the community, identify spill response measures, address sewer system maintenance, and establish measures for pollution mitigation, including inspections, upgrades, and improvements to the system, as necessary. A Sewer Treatment Plant Condition Assessment shall be maintained by the City to prioritize and schedule equipment and building repair/maintenance needs.	The Sewer System Management Plan was completed in April 2009 and audited annually in April, 2010 and 2011. Biannual audits are now required, the next audit will be completed in April 2013. An Asset Management Plan Report, which included both the treatment plant and the collection system was completed in April 2011. Both plans are used to guide capital decisions.
IU-6: National Pollutant Discharge Elimination System (Water Quality) Permit(s)	PW – 1	The City shall ensure that new development proposals protect the quality of water bodies and natural drainage systems through site design, stormwater treatment, and best management practices consistent with the City's MS4 and NPDES Permit, including the following: monitor and inspect businesses and residences regarding Fats, Oils, and Grease (FOG) Control Program; monitor businesses that generate toxic/hazardous substances to prevent discharge into wastewater system; and provide watershed awareness public education programs.	Rules and procedures are in place to ensure that all new development and redevelopment is consistent with the City's MS4 and NPDES Permits.

PROJECT	DEPT-PRIORITY	TASK DESCRIPTION	STATUS
IU-7: Solid Waste Management Monitoring Program	CS - 7	The City shall coordinate with and monitor operations of the City's franchised waste haulers to ensure the provision of an adequate and orderly system of operation, services, and programs for the collection, recycling, or disposal of all solid waste for new and existing development in the City. The City shall require recycling, composting, and waste separation to reduce the volume and toxicity of solid wastes sent to the landfill, with the objective of diverting 50 percent of non-hazardous wastes. The City shall promote methods for methane monitoring, control, and recapture at the landfill to reduce the release of GHG emissions and generate additional energy, if feasible.	Ongoing. The City's 2011 commercial and residential diversion rates were 72% and 73%, respectively. The City Municipal Code requires residential and commercial properties to subscribe to trash service. The base residential service includes recycling and yard waste containers. Under State law (AB 341), commercial and multi-family subscribers may be required to have a recycling program. The City informed all subscribers subject to the State's recycling requirements and is monitoring compliance.
IU-8: Solid Waste Recycling Education Programs	CS - 8	The City shall sponsor and provide educational programs to encourage residents and businesses to recycle, redistribute, and/or reuse suitable materials.	Ongoing. The City provides recycling and disposal resources on its website, educational presentations and recycling opportunities through its franchised waste haulers at community events, and provides free waste assessments through its franchised waste haulers to businesses. The City also is a participating agency in the Ventura County Recycling Market Development Zone.
IU-9: Household Hazardous Waste Disposal Program	PW - 10	The City shall continue to provide a household hazardous waste disposal program to allow for the disposal of household hazardous wastes, such as automotive products, cleaning products, pesticides, and swimming pool chemicals, for City residents. In addition, the City shall coordinate with businesses that recycle electronic waste to provide convenient collection/drop off locations for City residents.	The City holds six free household hazardous waste collection events per year. The City partners with Waste Management whom administers the contract while the City provides the location, staff, coordination and oversight of the events.
IU-10: Energy Conservation Programs	ES - 7	The City shall conduct energy efficiency audits and install energy efficient appliances and infrastructure, such as photovoltaic panels, at all City facilities; provide incentives and promote the installation and construction of renewable energy systems, such as wind, solar, hydropower, geothermal, and biomass facilities, where feasible; conduct workshops for residents and business owners to provide information about energy efficiency and solar power; promote energy conservation measures through public information and education opportunities; and provide assistance to residents for energy efficient residential retrofits.	Ongoing. Investment-grade energy audits conducted at eight main city facilities and high demand pumping stations, potential for renewables and return on investment evaluated as part of Energy Action Plan activities. Workshops for residents and contractors were conducted, program for technical assistance to residents in development.
IU-11: Development Impact Fees	PW - 3	The City shall continue to require that new development provide adequate infrastructure facilities or provide fees to pay for its share of the infrastructure facilities in order to support growth in the community.	Rules and procedures are in place to ensure all new development installs adequate infrastructure. Cumulative traffic impacts are mitigated by the Traffic Mitigation Fee. Cumulative stormwater impacts will be addressed in the update to the Master Plan of Drainage.
IU-12: Simi Valley Municipal Code	ES - 3	The City shall review and update the Development Code to establish requirements for new development proposals, as follows: require submittal of a sewer capacity analysis; require submittal of drainage plans that comply with the City's Master Plan of Drainage and the NPDES permit; limit the percentage of permeable surfaces to comply with NPDES permit; protect water bodies and natural drainage systems; provide incentives for installation of solar energy panels; require wireless telecommunications facilities to be designed to minimize visual impacts on surrounding areas; require the recycling and reuse of construction wastes; require the installation of state-of-the-art telecommunications technologies in new large-scale mixed-use developments, residential developments, and office/commercial projects; require that irrigation systems use weather sensors to facilitate optimum irrigation timing; and require that wastewater flows be minimized in existing and future development through water conservation and recycling efforts.	In progress. The City is in the process of updating the Telecommunications Facilities Ordinance to make it more effective and meet all current requirements. Other Development Code amendments will be addressed in the future.
IU-13: Development Review Process	PW - 3	The City shall continue to utilize the Development Review Process to ensure that adequate natural gas, electricity, and other utilities and infrastructure are provided for new development and redevelopment projects and that they are appropriately designed to address City standards and federal and state discharge requirements.	Rules and procedures are in place to ensure all new development and redevelopment installs adequate infrastructure to meet all City standards and federal (NPDES) and state (MSA) discharge requirements.

PROJECT	DEPT - PRIORITY	TASK DESCRIPTION	STATUS
IU-14: Interagency Coordination and Partnership	PW - 7	The City shall coordinate with appropriate agencies, such as Golden State Water Company, Waste Management Company, Southern California Gas Company, Southern California Edison, and telecommunications providers regarding issues addressing water, wastewater, stormwater drainage, solid waste, energy, and telecommunications.	Public Works staff participates on a number of interagency committees to address issues addressing water, wastewater, stormwater drainage and energy.
NATURAL RESOURCE			
NR-1: Open Space Preservation	ES - 3	The City shall continue to protect, conserve, and maintain the open space, hillside, and canyon areas that provide a buffer zone around the City's urban form, serve as designated habitat for sensitive species, and provide recreation opportunities by establishing partnerships with other land management agencies. The City shall maintain the Tierra Rejada Greenbelt and support the County's efforts to reduce development capacity in Greenbelt areas. In addition, the City shall maximize protection of open space through the following: amend the Development Code to provide effective open space preservation; require mitigation for the loss of habitat areas; require development agreements that maintain open space in private developments; establish and acquire conservation easements; accept donations for open space protection; and conserve undeveloped open space and drainage channels for the purpose of protecting water resources in the City's watershed.	Ongoing. All development proposals are reviewed on a case-by-case basis to determine the most effective open space preservation techniques.
NR-2: Environmental Review	ES - 2	The City shall continue to ensure that all development proposals are reviewed per the requirements of California Environmental Quality Act (CEQA) to ensure that mature trees are preserved; appropriate wildlife crossings are installed; sensitive biological or wetland resources adversely affected by new development are appropriately evaluated, mitigated, and restored; trails impacting sensitive habitats are relocated, when necessary; visual resources are preserved; water resources within the City's watershed are protected; truck deliveries are scheduled for off-peak times; air quality thresholds are updated and potential impacts are analyzed; and particulate emissions are regulated and minimized.	Ongoing. Approval of development permits requires the appropriate CEQA review and findings.
NR-3: Hillside Performance Standards (HPS)	ES - 3	The City shall continue to regulate development per the HPS in open space areas to regulate grading and alteration of land, maintain the natural topographic character of the land, allow for density transfer to increase open space areas, and require replanting of graded slopes and restoration of degraded areas.	Ongoing. All development proposals located outside of the valley/floor are reviewed for consistency with the Hillside Performance Standards (HPS).
NR-4: Simi Valley Municipal Code	ES - 3	The City shall review and update the Development Code to establish requirements for new development proposals, as follows: provide effective preservation of open space areas, habitat movement corridors, and wildlife crossings; require that drought-tolerant landscaping be installed for all private and City landscaping and parkways; establish requirements for irrigation timing; limit the percentage of impermeable surface for development projects; require cleaning of parking lots and streets in a manner that minimizes noise and water consumption; require that all new buildings be constructed to allow for future installation of solar energy systems; require that development projects of five or more housing units participate in the California Energy Commission's new solar homes partnership; require that government contractors minimize greenhouse gas emissions in building construction and operations; and regulate and minimize particulate emissions from roads, parking lots, and building construction activities.	Ongoing. These Development Code amendments will be addressed at a later date.

PROJECT	DEPT - PRIORITY	TASK DESCRIPTION	STATUS
NR-5: Development Review Process	ES - 5	The City shall continue to regulate development for compliance with General Plan goals, policies, land uses, and development standards through the Development Review Process to ensure the following: avoid isolating areas of wildlife habitat from larger habitat areas in open space areas; provide public trails, recreation areas, and viewing areas near significant visual resources, where appropriate; and require development within visually sensitive areas to minimize impacts to scenic resources.	Completed. Approval of development permits requires a finding that the proposed use and construction is consistent with the purpose, intent, goals, policies, programs, and land use designations of the General Plan and be in full compliance with the Development Code and the Municipal Code.
NR-6: Energy Conservation and Green Building Education Program	ES - 8	The City shall continue to promote energy conservation measures and green building practices through various measures and programs, including newsletters, brochures, classes, and the City's website. The City shall promote and implement federal and state regulations that improve transportation technology, vehicle mileage performance, and cleaner fuels. In addition, the City shall develop an annual energy conservation award program for new sustainable development in the community.	Completed. City website "Live Green" and "Save Green" pages promote energy efficiency and green building practices. City sponsored events, and City's hosting of workshops, provide education and outreach to the community. City is working with local and regional groups to establish plug-in electric vehicle charging stations.
NR-7: Green Building Program	ES - 9	The City shall continue to promote sustainable building practices for the retrofitting of existing structures and municipal structures to be built to a green energy standard, such as LEED; to educate residents and businesses regarding green building practices; to reduce the —heat island effect of developed areas by promoting white roofs, light colored paving materials, and shade trees and by reducing the extent of unshaded areas in parking lots; and to require contractors to minimize greenhouse gas (GHG) emissions in building construction and operations.	Completed. City Council approved Voluntary Green Building policy and outreach program to promote energy efficiency and green building for retrofit of existing buildings.
NR-8: Arroyo Simi Greenway Plan	ES - 4	The City shall enhance and conserve the Arroyo Simi as a natural resource for (1) scenic and passive enjoyment by the community by adopting and implementing the Arroyo Simi Greenway Plan and (2) recharge and filtration capability of the community's watershed.	In progress. The City is in the process of approving a Specific Plan for the Arroyo Simi Greenway Project, which is anticipated to be adopted within the next year.
NR-9: Water Conservation Program	PW - 10	The City shall develop and implement a Water Conservation Program, establishing water conservation goals for the next 20-year period; identifying water conservation measures that reduce water use, such as water-efficient landscaping and irrigation, efficient appliances and fixtures, and the use of —gray water for irrigation; and establishing auditing methods to evaluate the success of the programs. The Program will include programs to educate the public, publicize regulations, and provide information regarding incentives. The City shall seek additional financial assistance for water conservation efforts.	Water Conservation/Water Use Efficiency Program goals and measures are identified in the Green Community Action Plan adopted by the City on Aug. 30, 2010; the Waterworks District No. 8 - 2010 Urban Water Management Plan Update adopted by the Board on June 20, 2011; and the California Urban Water Conservation Council Best Management Practice Report submitted on Feb. 9, 2012. In FY 2012-13, the City/District was awarded \$40,000 in Metropolitan Water grants and rebates for water use efficiency programs and projects. On Nov. 19, 2012, the City/District approved the Ventura County Regional Urban Landscape Efficiency Program, with 75% of the \$150,000 project costs being funded by a Prop 84 Integrated Regional Water Management Implementation Grant. The Metropolitan Water District (MWD) recently awarded our Waterworks District (District), \$40,000 in grants and rebates for water use efficiency programs and projects.
NR-10: National Pollutant Discharge Elimination System (NPDES) Permit	PW - 1	The City shall control sources of pollutants and improve and maintain urban runoff water quality through stormwater protection measures consistent with the City's National Pollutant Discharge Elimination System (NPDES) Permit; limit the percentage of impermeable surfaces for new or renovated development proposals; implement watershed awareness and water quality education programs for the public, including requirements to limit the amount of fats, oils, pesticides, and toxic chemicals entering the sewer system; implement fines for dumping hazardous materials into the City's water, sewer, and storm drain systems; and require that parking lots and public and private streets and alleys be cleaned as frequently as necessary to reduce pollutants.	Rules and procedures are in place to ensure all new development and redevelopment fully complies with City MS4 and NPDES Permits. City staff provides outreach to residents regarding stormwater quality, proper disposal of household hazardous waste disposal, and water conservation at various public outreach events throughout the year, such as Earthday, the Street Fair, Arbor Day, Coastal Cleanup day and the Living Green Expo.

PROJECT	DEPT - PRIORITY	TASK DESCRIPTION	STATUS
NR-11: Climate Action Plan (CAP)	ES – 2	The City shall prepare a CAP to reduce or encourage reductions in greenhouse gas (GHG) emissions from all sectors within the City. The CAP will establish a baseline inventory of GHG emissions and measures to reduce GHG emissions, which will comply with statewide GHG reduction goals as established by AB32 and any subsequent targets. The CAP will be monitored to review progress towards meeting the emission reduction target and revised as appropriate.	Completed. Concurrent with the adoption of the General Plan in June 2012, the City Council adopted a Climate Action Plan (CAP), which establishes a baseline inventory of Greenhouse (GHG) emissions and proposes measures to reduce GHG Emissions by 2020.
NR-12: Capital Improvement Program (CIP)	PW – 10	The City shall continue to prepare and adopt a CIP to eliminate deficiencies in public infrastructure, including the following: continue to upgrade the City's water infrastructure to minimize water leakage and ensure adequate water supply; adopt state-of-the-art water monitoring systems to remotely monitor the City's water usage; leaks, and ruptures; prepare and maintain a Sewer System Management Plan to identify infrastructure needs, address emergency spill response and preventive maintenance, and include pollution mitigation measures; and continue to inspect, upgrade, and improve the City's sewer infrastructure to minimize deficiencies and reduce leaks and contamination.	The Ventura County Waterworks District No. 8 (District) has included a "Water Main Replacement Program" in its Capital Improvement Program to address aging and obsolete water lines as recommended in the District's draft Water Master Plan.
NR-13: Interagency Coordination and Partnership	ES – 5	The City shall coordinate with appropriate agencies, such as Santa Monica Mountains Conservancy, Mountains Recreation Conservation Authority, Rancho Simi Recreation and Park District, California State Parks, National Park Service, U.S. Forest Service, adjoining cities, County of Ventura, Simi Valley Unified School District, and the Ventura County Air Pollution Control District regarding issues addressing open space preservation, restoration of the landfill area, restoration of riparian communities and vegetative cover at passageways, wetland and sensitive habitat mitigation, designated scenic resources and corridors, water conservation, and efforts to improve air quality and reduce greenhouse gas emissions.	Ongoing. As part of the development permit review process, the City coordinates with various public agencies and districts on a case-by-case basis, depending on the issues involved with the proposed project.
PARKS AND RECREATION			
PR-1: Interagency Coordination and Partnership	ES – 5	The City shall coordinate with appropriate agencies, such as Rancho Simi Recreation and Park District, Simi Valley Unified School District, and the Simi Valley Police Department regarding issues addressing parks, recreation facilities, and open space; joint use of shared facilities; natural and historical assets preservation; facilities for youth and seniors; park safety; funding for parks and recreation facilities; accessibility of parks; and recreational and leisure programs to meet the needs of the community.	Ongoing. As part of the development permit review process, the City coordinates with various public agencies and districts on a case-by-case basis, depending on the issues involved with the proposed project.
PR-2: Development Review Process	ES – 4	The City shall continue to regulate development for compliance with General Plan goals, policies, land uses, and development standards through the Development Review Process to ensure the following: provide recreational amenities and gathering places for large-scale business parks and office developments; encourage private commercial recreational facilities to meet community needs; and ensure compatibility of parks and recreation facilities with adjacent uses.	Completed. Approval of development permits requires a finding that the proposed use and construction is consistent with the purpose, intent, goals, policies, programs, and land use designations of the General Plan and be in full compliance with the Development Code and the Municipal Code.
PR-3: Simi Valley Municipal Code	ES – 3	The City shall update the Development Code to establish a new Park zoning district, to establish development standards for existing and future parks in the City; to require new development proposals to provide public places for infill areas.	Ongoing. The City is currently working with the Rancho Simi Recreation and Park District to develop a new Park zoning district.
PR-4: Arroyo Simi Greenway Plan	ES – 4	The City shall consider the expansion of existing parks, including rest areas and other amenities, as part of the Arroyo Simi Greenway system to link these resources to other recreation, pedestrian, and visual amenities; encourage the incorporation of educational amenities.	In progress. The City is in the process of approving a Specific Plan for the Arroyo Simi Greenway Project, which is anticipated to be adopted within the next year.
PR-5: Development Impact Fees	ES – 5	The City shall require that new development proposals provide fees or enter into development agreements to contribute financing for parks and other amenities.	Ongoing. As required by the Development code, all development proposals that include a Parcel or In-Roll Map must dedicate a portion of land or pay fees for establishing and developing park and recreational facilities.

PROJECT	DEPT - PRIORITY	TASK DESCRIPTION	STATUS
PR-6: Open Space/Trail Program	ES – 10	The City shall continue to encourage and support an interconnected and accessible trail system throughout the community and surrounding open space areas as an important recreational amenity.	Ongoing. All development proposals are reviewed on a case-by-case basis to encourage and support existing and proposed trails throughout the community and surrounding open space areas.
COMMUNITY SERVICES			
CS-1: Interagency Coordination and Partnership	CS – 6	The City shall coordinate with appropriate agencies, such as the County of Ventura, nonprofit groups, community-based agencies, public and private schools, Rancho Simi Recreation and Park District, and Simi Valley Unified School District regarding the following; provide service programs and venues that are responsive to the needs of the community, coordinate services and provide services – under one roof, pursue funding for various community service needs, provide health and mental health services; establish a central location to advertise community services and programs and to publicize volunteer opportunities; encourage partnerships to develop arts and cultural activities; support art programs and cultural facilities located in the community; support community education; provide library services and facilities within the community, and encourage relocation of historical structures threatened with demolition to the Strathearn Historical Park and Museum.	Ongoing. The City continues to coordinate with government, nonprofit, and community agencies to provide community services and programs that are responsive to the needs of the community.
CS-2: Senior Citizens Programs	CS – 2	The City shall support and coordinate with other agencies for the provision of programs and services for senior citizens in the community, including the Simi Valley Senior Center; senior nutrition programs; Council On Aging, an advisory body to the City Council on issues affecting seniors; the Lifeline Program providing emergency response for seniors; Brown Bag Program; and other special events and fundraisers.	Ongoing. The City continues to support and coordinate with other agencies for the provision of programs and services for senior citizens in the community. The Simi Valley Senior Center, through continued collaboration with Simi Valley Adult School, Rancho Simi Recreation and Parks District, Simi Valley Hospital, Senior Concerns and various other agencies provides a wide range of social services, learning, and recreational opportunities for seniors. The City continues to provide a Senior Nutrition program, including a Meals On Wheels program which serves an average of 130 clients, and a Congregate Meal program which serves an average of 60 clients per day. In addition, the Council On Aging, through collaboration with Food Share, runs Senior Share, a supplementary food program, which distributes food to approximately 104 low-income seniors. The Council On Aging also provides financial support to the Lifeline Program, operated by Simi Valley Hospital. The COA coordinated several fundraising activities and special events in 2012 including Bingo Bonanza, a Wellness Expo, a Spring and Fall Arts & Crafts Fair and more.
CS-3: Youth Programs	CS – 4	The City shall support and coordinate with other agencies for the provision of programs and services for youth in the community, including developing the youth workforce; providing support and referral for youth and their families with issues related to truancy, substance abuse, runaways, peer pressure, and personal crises; and the Youth Council, an advisory body to the City Council on issues affecting youth.	Ongoing. The City continues to support and coordinate with other agencies for the provision of programs and services for youth in the community. The City's Youth Employment Service (YES) Advisory Board provided Interview Skills Workshops to more than 1,600 youth in coordination with the Simi Valley Unified School District, coordinated the YES 26th annual Job and Career Expo attended by over 400 youth and approximately 60 employers, registered 139 new YES clients, while providing work readiness assessments and training.
			The City continues to provide information and referrals to youth and families. The City's Youth Council distributed Teen Crisis Resource Numbers on student identification cards of over 6,500 local high school students in coordination with the Simi Valley Unified School District, hosted the 11th annual Youth Summit for over 130 youth to develop leadership skills, promote civic engagement and encourage discussion of issues affecting youth.

PROJECT	DEPT - PRIORITY	TASK DESCRIPTION	STATUS
CS-4: Homeless Programs	CS -5	The City shall support and coordinate with other agencies for the provision of programs and services for persons in the community, including homeless persons. This shall include providing information and referrals to local programs and nonprofit resources regarding a wide variety of needs, such as landlord/tenant issues, homeless services, and other social services and support to the Task Force on Homelessness, an advisory body to the City Council on issues related to homelessness. Where feasible, the City shall encourage development of new or expanded homeless services and programs, emergency weather centers, and transitional housing.	Ongoing. The City continues to provide information and referrals to residents in need of assistance. The Task Force on Homelessness continues to meet to discuss homeless issues and make recommendations to the City Council to address concerns.
CS-5: Public Art and Cultural Tourism Programs	CS - 3	The City shall support public art in new public facilities and key recreational areas, such as the Arroyo Simi Greenway; support the continuation and expansion of events at the Simi Valley Cultural Arts Center; support the mission and activities of the Simi Valley Cultural Arts Center Foundation; support festivals, seminars, workshops, concerts, and community cultural programs; and promote cultural tourism in the community to attract visitors.	In progress. The City continues to support public art and cultural programs. The Cultural Arts Center hosted 344 community and cultural events in 2012, including productions for adults and children, concerts, theatrical workshops for children and youth, art gallery displays, and special events. The City continues to support the mission and activities of the Simi Valley Cultural Arts Center Foundation, including the 2012 Festival of the Arts event.
SAFETY			
S-1: Multi-Hazard Mitigation Plan	PD EOC - 3	The City shall continue to implement the Multi-Hazard Mitigation Plan and maintain compliance with the Federal Emergency Management Agency National Incident Management System (NIMS) to prevent and address disasters. This shall include maintaining consistency between the Multi-Hazard Mitigation Plan and the City's General Plan; providing disaster skills training; tracking new development in hazard areas; coordinating evacuation planning; planning for post-disaster response; and pursuing funding.	Ongoing. The Office of Emergency Services obtained a grant to fund the update of the Multi-Hazard Mitigation Plan in 2013.
S-2: Interagency Coordination and Partnership	PD EOC - 1	The City shall coordinate with appropriate agencies, such as federal, state, and local government agencies; Ventura County and Los Angeles County, California Highway Patrol; Ventura County Sheriff's Department; Ventura County Fire Protection District; Ventura County Environmental Health Division; Department of Toxic Substances Control; and the Regional Water Quality Control Board regarding issues addressing mutual aid agreements, disaster mitigation actions, including information sharing, and emergency and disaster exercises; provision of emergency services and backup police assistance; public education programs about potential geologic hazards in the community; proper emergency preparation, and response strategies; pursuing funding for training, education, and mitigation activities for protection against seismic activities; maintaining a high level of fire and emergency services within the City; provision of fire inspection program to reduce fire hazards; compliance with National Flood Insurance Program (NFIP) requirements; inspections, emergency response, and enforcement of hazardous materials and waste compliance procedures; and enforcement of hazardous materials regulations.	Ongoing. The City's Office of Emergency Services attends a wide variety of monthly and quarterly emergency coordination meetings with local, state and federal agencies.
S-3: Public Education Programs	FD EOC - 2	The City shall continue to provide public education programs to increase awareness of disaster preparedness protocols, procedures, and risk reduction strategies for the community, crime trends and personal safety awareness; potential geologic hazards, proper emergency preparation, and response strategies; fire hazard prevention and reduction strategies, including site design, landscaping, location of materials, and brush landscaping; and methods to reduce or eliminate the use of hazardous materials, including the disposal of hazardous materials.	Ongoing. The City's Office of Emergency Services implements a disaster preparedness education program that includes three Community Emergency Response Team classes each year, the annual Emergency Preparedness Expo, numerous public presentations and appearances, and updated preparedness information and links on the City's website.

PROJECT	DEPT - PRIORITY	TASK DESCRIPTION	STATUS
S-4: Police Services	PD	The City shall continue to provide quality police services for the community including achieving and maintaining appropriate response times; maintaining appropriate staffing levels; providing community education regarding personal safety awareness; communicating with the community; evaluating emergency response to citywide disasters to determine if service improvements are needed; upgrading equipment with regard to changing technologies; and responding to hazardous materials incidents and releases.	Ongoing. The Police Department continues to provide a high level of service to the community. By ensuring proper staffing, response times to both emergency and non-emergency calls remains within acceptable standards. The Department continues to provide frequent community education presentations aimed at educating the public on a variety of Crime Prevention strategies. The Department has enhanced our online social media presence to include Facebook and Nixle releases.
S-5: Development Review Process	PD	The City shall continue to regulate development for compliance with General Plan goals, policies, land uses, and development standards through the Development Review Process to ensure the following: support and encourage the use of defensible space concepts in the design of new development and rehabilitation projects; include crime prevention review of new development and rehabilitation projects; review and enforce all seismic and geologic safety standards; adopt building codes that provide protection for new and renovated structures in hazard areas; require geotechnical investigations be submitted; encourage the upgrade, retrofitting, and/or relocation of critical facilities located in geologic hazard areas; encourage the upgrade and retrofit of tilt-up structures located in geologic hazard areas; reduce the possibility of damages and losses due to earthquakes; continue review of projects by Ventura County Fire Protection District to mitigate potential wildland fire losses and damages; ensure that fuel modification requirements are addressed; and ensure that new developments pay a pro-rata share for increase fire protection.	The Development Review Process is no longer completed by the Police Department due to the elimination of the Crime Prevention Through Environmental Design Program (CPTED) in conjunction with personnel reductions during FY 2009-10.
S-6: Simi Valley Municipal Code	ES – 3	The City shall review and update the Development Code to establish requirements for new development proposals, as follows: adopt building codes that provide protection for new and renovated structures in hazard areas; require installation of fire protection systems in new commercial and multiple-unit residential development projects; require that new development incorporates sufficient measures to mitigate flood hazards; prohibit location of critical facilities within areas subject to inundation during any flood event unless it can be protected; provide for updating of critical facilities in flood hazard areas; require that facilities storing or using hazardous materials within flood zones comply with storage requirements; ensure that new development is located outside of flood hazard areas; require upgrades and improvements to storm drain systems for on-site retention; require preservation of flood plains as open space, when practical; require soil and groundwater contamination assessments in known areas of contamination; develop and implement land use controls and standards for uses that generate, use, or store hazardous materials.	Ongoing. These Development Code amendments will be addressed at a later date.
S-7: Fire Protection Services	PD EOC – 4	The City shall continue to contract for quality fire protection services with the Ventura County Fire Protection District, including prevention services, information sharing, and fire inspection services; evaluate emergency response to Citywide disasters to determine if service improvements are needed; and assess the water pressure for fire suppression.	Ongoing. The Fire Department's disaster response capabilities are continually evaluated during regular training events, exercises, incidents and scheduled coordination meetings.
S-8: Post-Fire Debris Flow	PD EOC – 7	The City shall develop and implement a comprehensive approach to mitigate damage and loss due to post-fire debris flow.	Ongoing. The City coordinates with the Watershed Protection District to monitor storm water channel capacities.
S-9: Flood Hazard Protection	PW – 1	The City shall continue to ensure the community is protected from flood hazards through the following: regulate new development and protect existing development within flood prone areas; maintain the City's eligibility under the National Flood Insurance Program (NFIP); and maintain the City's Dam Failure Response Plan to alert the community located in potential hazard areas.	Public Works administers an aggressive program to regulate new development and protect existing development within flood prone areas. The City enjoys Class 1 NFIP status earning a 15% discount on flood insurance premiums. The program is undergoing a five-year cycle review that will reassess its class rating (and discount).

PROJECT	DEPT - PRIORITY	TASK DESCRIPTION	STATUS
S-10: Hazardous Materials	PD EOC ~ 5	The City shall continue to provide inspections, emergency response, and enforcement of hazardous materials and waste compliance procedures in the community. The City shall continue to work with relevant agencies regarding enforcement of hazardous materials regulations and continue to conduct household hazardous waste collection events.	Ongoing. The City role in this is accomplished by the Environmental Compliance Division in the Public Works Department. Emergency Response to these incidents is accomplished by the Ventura County Fire Department. The Environmental Compliance staff coordinates with the Public Works and Police departments to pick up, store and properly dispose of hazardous wastes found in the public rights-of-way.
S-11: City Asset Database	PD EOC - 6	The City shall develop and maintain a database of critical City assets and periodically assess their vulnerability to geologic hazards.	Ongoing. The National Incident Management System Compliance Assistance Support Tool (NIMS/CSIT) requires the Office of Emergency Services submit an annual report on the maintenance of a typed City resource list.
NOISE			
N-1: Simi Valley Municipal Code	ES - 3	The City shall review and update the Development Code to establish requirements for new development proposals, as follows: require noise attenuation for all development where the noise levels exceed established standards; require that mixed-use and multi-family residential developments mitigate noise impacts between adjacent uses; require development standards for new mixed-use developments to locate noise sources away from residential portions of the development; require the use of walls and berms for residential projects adjacent to the 118 Freeway and major arterials; enforce interior and exterior noise standards; regulate the use of sound amplifying equipment; and enforce restrictions on hours of construction activity.	Ongoing. Concurrent with the approval of the General Plan, the Development Code was revised for the Mixed-Use Overlay Zoning District, including standards for noise/vibration, which require an acoustical analysis report when residential units are located within the same building as non-residential uses. The remaining Development Code amendments will be addressed at a later date.
N-2: Environmental Review	ES - 2	The City shall continue to ensure that all development proposals are reviewed per the requirements of California Environmental Quality Act (CEQA) to ensure that all new development provides adequate sound insulation or other protection from existing and anticipated noise sources; incorporate ambient noise level considerations into land use decisions involving noise sensitive uses; and require the preparation of noise studies for new development.	Ongoing. Approval of development permits requires the appropriate CEQA review and findings.
N-3: Interagency Coordination and Partnership	ES - 5	The City shall coordinate with appropriate agencies, such as California Highway Patrol and Caltrans, to enforce state vehicle noise standards and to coordinate roadway design and improvements.	Ongoing. All development proposals are reviewed on a case-by-case basis to determine if consultation with California Highway Patrol or Caltrans is necessary to address noise standards and roadway design issues.

COMPARISON OF THE SIMI VALLEY GENERAL PLAN AND OPR GUIDELINES	
<u>OPR Guidelines</u>	<u>Location in General Plan</u>
<u>Land Use</u>	
Distribution of housing, business, and industry	Land Use Map (Figure LU-3)
Standards of population density and building intensity	Land Use and Community Design (Pages 3-46 ~ 3-55)
Distribution of open space, including agricultural land	Open Space Resources (Figure NR-1)
Distribution of mineral resources and provisions for their continued availability	Land Use and Community Design (LU-5.12)
Distribution of recreation facilities and opportunities	Parks/Recreation Facilities (Figure PR-1)
Location of educational facilities	Community Facilities (Figure CS-1)
Location of public buildings and grounds	Community Facilities (Figure CS-1)
Location of future solid and liquid waste facilities	Land Use Map (Figure LU-3)
Identification of areas subject to flooding	Flood Hazards (Figure S-3)
Identification of existing Timberland Preserve Zone lands	Not applicable
<u>Circulation</u>	
General location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities	Land Use Map (Figure LU-3) Functional Street Classification (Figure M-2) Community Facilities (Figure CS-1)
Correlation with the Land Use Element	Adopted land use plan incorporated in the City computerized traffic model as the General Plan Build-out scenario

<u>Housing</u>	<u>Location in General Plan</u>
Preservation of housing	Preservation Options (Pages 4-40 ~ 4-42) Preservation of At-Risk Units (Page 4-96)
Maintenance of housing	Housing Maintenance (Page 4-44)
Improvement and conservation of housing, including affordable housing stock	Housing Age and Condition (Page 4-32) Quantified Objectives (Table H-49)
Development of housing	Land and Development Costs (Page 4-44) Residential Development Potential (Pages 4-75 ~ 4-87)
Adequate sites for housing	Opportunity Areas (Pages 4-78 ~ 4-87)
Adequate provision of housing for existing and projected needs, including regional share, for all economic segments of the community	Opportunity Areas (Pages 4-87 ~ 4-88)
Housing opportunities for all persons	Persons with Special Housing Needs (Pages 4-21 ~ 4-30) Housing Plan (Page 4-92) Opportunity Areas (Pages 4-78 ~ 4-87)
Coastal zone replacement housing	Not applicable
Public participation in development of the housing element	Public Participation (Pages 4-7 ~ 4-10)
<u>Conservation</u>	<u>Location in General Plan</u>
Water and its hydraulic force	Infrastructure and Public Service Constraints (Page 4-71) Water (Pages 5-25 ~ 5-26)
Forests	Natural Resources (Pages 6-2 ~ 6-4)
Soils	Land Use and Community Design (Pages 3-15 ~ 3-16) Geologic and Seismic Hazards (Page 8-5)
Rivers and other waters	Environmental Setting (Figure LU-2) Land Use and Community Design (Page 3-14)
Harbors	Not applicable
Fisheries	Not applicable
Wildlife	Natural Resources (Pages 6-2 ~ 6-9) Wildlife Habitat and Movement Corridors (Figure NR-2)
Minerals and resources addressed by Public Resources Code Sections 2762-4	Land Use and Community Design (Page 3-14)

<u>Open Space</u>	<u>Location in General Plan</u>
For preservation of natural resources	Natural Resources (Pages 6-2 ~ 6-14)
For managed production of resources	Open Spaces (Page 3-28 ~ 3-29)
For outdoor recreation	Parks and Recreation (Pages 7-2 ~ 7-11)
For public health and safety	Community Services (Pages 7-13 ~ 7-14) Community Safety (Pages 8-2 ~ 8-18)
Trail-oriented recreation use	Trails Map (Figure PR-2) Trails (Page 7-10 ~ 7-11)
Trail integration with the California Recreation Trails System	Trails Map (Figure PR-2) Trails (Page 7-10 ~ 7-11)
<u>Noise</u>	
Identify and appraise noise problems	Noise (Pages 8-19 ~ 8-26)
Analyze and quantify current and projected noise levels for highways, freeways, primary arterials, major local streets, railroads, ground rapid transit systems, airports and heliports, aircraft over flights, local industrial plants, and other ground stationary sources	Noise (Pages 8-19 ~ 8-26)
State noise levels in terms of CNEL or Ldn	Noise (Pages 8-19 ~ 8-20)
Use noise contours to establish land use pattern	Noise (Pages 8-20 ~ 8-26)
Implementation measures and possible solutions	Noise Implementation Program (Pages 8-28 ~ 8-29)
<u>Safety</u>	
Seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure	Geologic and Seismic Hazards (Pages 8-5 ~ 8-6) Flood Hazards (Page 8-15) Seismic and Geologic Hazards Map (Figure S-1)
Slope instability leading to mudslides and landslides	Geologic and Seismic Hazards (Pages 8-5 ~ 8-6) Seismic and Geologic Hazards Map (Figure S-1)
Subsidence and other known geologic hazards	Geologic and Seismic Hazards (Pages 8-5 ~ 8-6) Seismic and Geologic Hazards Map (Figure S-1)
Flooding	Flood Hazards (Pages 8-12 ~ 8-15) Flood Hazards Map (Figure S-3)
Wildland and urban fires	Community Safety (Pages 8-6 ~ 8-12) Fire Hazard Map (Figure S-2)
Provision of evacuation routes, peak load water supply, minimum road widths, and clearance around structures related to fire and geologic hazards	Emergency Preparedness (Pages 8-2 ~ 8-3) Circulation Table (Table M-1)

ATTACHMENT 3

STATUS OF HOUSING ELEMENT PROGRAMS

Housing Availability and Production

Action 1: Continue to implement the City's density bonus program, in compliance with state law requirements. The City will continue to require that applicants receiving density bonuses or equivalent incentives enter into affordable housing agreements with the City, which prescribe the selling price or rental structure, dwelling unit mix, tenure, and resale controls. Schedule: Ongoing.

Status: The City continues to implement the density bonus program and requires that all projects that receive a density bonus, or other incentives as required by state law, provide affordable housing units. In 2012, the City approved a 31-unit senior apartment project on Katherine Road South with an 18.8% density bonus. The City and developer entered into a 55-year affordable agreement receiving 30 units for very low-income households.

Action 2: Continue to implement (in conjunction with Action 1) the density bonus program for affordable senior citizen housing units. When providing housing subsidies or density bonuses for senior housing, first priority will be placed on units that benefit very low-income households. Schedule: Ongoing.

Status: The City continues to implement the density bonus program for affordable senior units. This Action item has been merged with Action 1.

Action 3: Continue to utilize the City's General Plan, in conjunction with the potential housing sites inventory, to identify adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities. Schedule: Ongoing.

Status: The City continues to identify potential vacant or underdeveloped sites suitable for the construction of a variety of housing types and densities.

Action 4: Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses. Schedule: Ongoing.

Status: The City's development review process requires that proposed land uses shall be found compatible with surrounding uses. Since this is a policy and not an Action item, it was deleted from the 2008-2014 Housing Element.

Action 5: The City will continue to encourage the establishment of emergency shelters and transitional housing targeted for the use of Simi Valley residents by coordinating with and providing financial assistance to local and regional agencies. Furthermore, the City shall retain the Development Code provisions to allow emergency shelters and transitional housing in residential areas, but shall discourage their concentration in any one area of the City. Schedule: Ongoing.

Status: The City continues to actively support the Samaritan Center, which is a local drop-in center serving the homeless in Simi Valley. The City has also established a Task Force on Homelessness that coordinates efforts with several non-profit and public agencies that provide homeless services including emergency shelters throughout Ventura County.

Action 6: The City will continue to promote the First-Time Homebuyer MCC Program, which is funded through mortgage revenue bonds and administered by the County of Ventura. Schedule: Ongoing.

Status: The City continues to actively promote various first-time homebuyer assistance programs by providing information to the public.

Action 7: Evaluate the implementation of the transfer of development rights.

Status: This program was discontinued in the Housing Element update approved in 2012.

Support of Housing Affordability

Action 1: Continue to participate in and support the Area Housing Authority of Ventura County's attempts to secure additional Section 8 rental assistance for Simi Valley residents. Schedule: Ongoing.

Status: The City has continued to actively support the Area Housing Authority's Section 8 Program and has submitted letters of support for additional funding when requested. The City is represented by two volunteers appointed by the City Council who serve on the Area Housing Authority Board of Directors.

Action 2: Continue to implement the City's Senior Rent Subsidy Program, which is designed to provide rental assistance to very low-income Simi Valley seniors awaiting HUD Section 8 Assistance. The 2008-2014 Housing Element merged this Action with Support of Housing Affordability, Action 1. Schedule: Ongoing.

Status: Since 1989, the Senior Rent Subsidy Program has provided rental assistance payments to very low-income Simi Valley seniors who are on the Area Housing Authority's Section 8 waiting list. Prior funding for this program was eliminated as a result of the dissolution of redevelopment agencies in June 2011.

Action 3: Amend the City's Affordable or Senior Housing Incentive Program Manual to establish procedures to address any potential displacement of very low- and lower-income residents from assisted housing units that may convert to market rate housing in the future. The 2008-2014 Housing Element merged this action with support of Housing Affordability Action 1.

Status: The Program Manual was amended in 2005 to indicate that developments must comply with state and federal law in the event of any owner or tenant displacement. During 2011, the City approved a request to modify the proposed acquisition and rehabilitation of the 12-unit Peppertree Apartment complex to provide housing for very low- and low-income households. A relocation plan was prepared in conjunction with the proposed project.

Action 4: Work with local lending institutions in identifying lending opportunities for the construction, rehabilitation and/or purchase of housing affordable to low- and moderate-income households, as a means for the institutions to fulfill their obligations under the Federal Community Reinvestment Act. Schedule: Ongoing.

Status: The City will continue to explore available funding sources to provide down payment assistance to first-time homebuyers. Lending activities are generally outside the control of local jurisdictions. Therefore, this action was removed from the 2008-2014 Housing Element.

Action 5: Continue to offer the deferral of development fees for proposed housing units affordable to very low- and lower-income households. Schedule: Ongoing.

Status: The City will continue to offer developers the opportunity to submit affordable housing conceptual review applications at no charge.

Action 6: Continue to encourage the use of innovative land use techniques and construction methods, e.g., clustering of units, density transfers, zero lot line development, etc., to minimize housing development costs. Schedule: Ongoing.

Status: This is a policy item. The action was deleted from the 2008-2014 Housing Element.

Action 7: Continue to use financial incentives in the form of mortgage revenue bonds for new affordable housing construction. Schedule: Ongoing.

Status: The City has continued to use mortgage revenue bonds as a source of funds for new affordable housing construction. This action was merged with Action 5 under Housing Production in the 2008-2014 Housing Element.

Action 8: Continue to promote the use of below market interest rate mortgage programs operated by the California Housing Finance Agency (CalHFA) as a means to facilitate the construction of new, affordable housing for moderate-income households. Schedule: Ongoing.

Status: The City previously funded several First-Time Homebuyer Assistance Program loans through the CalHFA loan program and continues to promote that loan program. This action was merged with Action 6 under Housing Affordability and Production in the 2008-2014 Housing Element.

Action 9: Support the efforts of non-profit organizations and private developers to obtain state and/or federal funds for the construction of affordable housing for lower-income households. Schedule: Ongoing.

Status: The City actively supports the actions of developers to obtain state and/or federal funds to build affordable housing projects. An example of a project that has received City support through the review and submittal of state Multifamily Housing Project funds is the Peppertree Apartments, a 12-unit complex that was approved for rehabilitation in 2011.

Housing Conservation and Improvement

Action 1: Adopt affordable housing agreements and establish deed restrictions on new rental and owner occupied affordable units to ensure their continued affordability. Schedule: Ongoing.

Status: The City routinely records deed restrictions to ensure that new affordable rental and for-sale housing units are available for a minimum of 55 years. This action was merged with Action 3 under Housing Affordability in the 2008-2014 Housing Element.

Action 2: Publicize and provide financial assistance in the form of low interest and deferred payment loans or subsidies to “write down” the prevailing interest rate on private loans for the rehabilitation of residences owned and/or occupied by very low-, low- and median-income households. Schedule: Ongoing.

Status: The City maintains an active Home Rehabilitation Program that offers very low interest rates and deferred payment loans for general home repairs to very low-and low-income households. The City also offered energy efficiency improvement loans to very low-, low-, and moderate-income households.

Action 3: Invest, directly initiate, and/or sponsor programs, which provide needed construction and maintenance of infrastructure in support of housing. Schedule: Ongoing.

Status: The City has continued to make public infrastructure repairs or improvements within identified low-income neighborhoods using funds provided through the CDBG Program. This is not a direct housing action and is not included in the 2008-2014 Housing Element as a separate action.

Action 4: Establish procedures to permit the relocation of existing affordable housing units from one area within the City, or from outside the City, to another area within the City.

Status: The City has collected information regarding relocation requirements. A relocation plan was prepared for the 12-unit Peppertree Apartment project, which was approved to convert market-rate rental units into rental housing for very low- and low-income mentally or physically disabled persons. The project was approved in August 2010 and modified in June 2011. The City complies with affordable housing replacement and relocation requirements. This item is no longer a separate action in the 2005-2014 Housing Element.

Action 5: Continue to support the activities of the Mobile Home Rent Mediation Board in resolving disputes between mobile home park residents and management, and implementing guidelines for reasonable rent increases. Schedule: Ongoing.

Status: The Mobile Home Rent Mediation Board was established to hold hearings to review proposed rent increases when requested by mobile home park residents. No hearings have been requested since April 2004.

Action 6: Continue to monitor housing conditions throughout the City, while periodically (i.e., every five years) conducting formal housing condition surveys. Schedule: Last conducted in 2005.

Status: This action is not required and was deleted in the 2008-2014 Housing Element update.

Action 7: Continue to provide information and technical assistance to local property owners regarding housing maintenance. Schedule: Ongoing.

Status: The City’s Home Rehabilitation Coordinator routinely provides technical assistance to local property owners regarding housing maintenance.

Action 8: Avoid displacement of residents in carrying out CDBG, HOME or CDA-funded activities, whenever possible, or otherwise provide appropriate relocation assistance. Schedule: Ongoing.

Status: The owner of the La Rahada apartment complex, Many Mansions, provided relocation assistance to the existing tenants. Renovation of the complex was completed during October 2009 and the units were rented to extremely low-income mentally disabled persons. A relocation plan has also been prepared for the Peppertree Apartment project. The project was approved in August 2010, and subsequently reapproved in June 2011, but has not yet received all state funding necessary to begin construction.

Energy Conservation

Action 1: Utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences. Schedule: Ongoing.

Status: The City Council adopted a Green Building Ordinance in December 2009, which requires the recycling of materials in demolished structures and encourages energy efficient design of new buildings.

Action 2: Continue to require that all new residential development comply with the energy conservation requirements of Title 24 of the California Code of Regulations. Schedule: Ongoing.

Status: This is a Building & Safety Division requirement for all new residential projects in the City. This action item was deleted from the 2008-2014 Housing Element.

Action 3: Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program. Schedule: Ongoing.

Status: This is a feature of the City's Home Rehabilitation Program and is no longer an action item in the Housing Element.

Action 4: Assist in distributing information to the public regarding free home energy audits and other programs available through local utility providers. Schedule: Ongoing.

Status: The City's Home Rehabilitation Coordinator routinely provides this information to homeowners. This is no longer an action item in the Housing Element.

Removing Constraints

Action 1: Periodically re-examine the zoning ordinance (i.e., every five years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.

Status: The City's Development Code has been updated with consideration given to reducing housing construction costs without sacrificing basic health and safety considerations by reducing the amount of time required to process changes to permit applications through the use of minor adjustments and by making other changes to help streamline the development review process. The City will be amending the Development Code to comply with state law requirements.

Action 2: Periodically examine the City's development fees and dedication requirements to ensure that they are in the range of similar service costs in surrounding communities. Defer fees for projects, which contain units for very low- or low-income families.

Status: City fees are re-evaluated every two years. Park District fees for very low- and low-income units are substantially reduced. School fees are substantially reduced for new senior housing projects. This action was deleted from the 2008-2014 Housing Element.

Action 3: Consider amending the City's General Plan to permit multi-family residential development on vacant or underdeveloped commercial parcels, which are compatible with residential uses.

Status: The City's 2008-2014 Housing Element permits multi-family residential development on vacant or underdeveloped commercial parcels. This action was no longer necessary and was removed from the Housing Element.

Action 4: Consider the purchase of land (land banking) for the development of affordable housing when the opportunity to purchase land becomes available. Schedule: 1998-2005.

Status: The City previously purchased a six-acre parcel of land and subsequently sold the property to a developer who recently completed construction of an affordable 36-unit senior apartment project on a portion of the site.

Action 5: Continue to implement an expedited development review process, which includes pre-application review and provides project applicants with pertinent information regarding the various steps required to be completed in the review process and the time frame for their completion. Schedule: Ongoing.

Status: The City continues to expedite the development review process for affordable housing projects. This action is a policy and is not included in the 2008-2014 Housing Element.

Action 6: Retain the Manufactured Home Overlay Zone that permits locating mobile homes certified under the National Mobile Home Construction and Safety Standards Act of 1974 on single-family residential lots.

Status: The City permits manufactured homes on any land zoned for single-family development, as long as the homes meet the City's adopted residential development standards. These standards ensure that the design and material of the manufactured home are compatible with the surrounding neighborhood.

Action 7: Continue the program to allocate funds to defray the cost of land and/or required off-site improvements for very low- and low-income housing projects.

Status: This action is integrated with other actions to provide incentives for affordable housing development.

Action 8: Continue to support services to the homeless such as the Public Action to Deliver Shelter (PADS) program, which provides meals and shelter to the homeless, as well as other community churches and public service organizations that provide transitional housing, meals, and other services to the homeless.

Status: The City's Community Services Specialist in the Community Services Department provides information to the public regarding the status of the PADS program and other resources that are available to assist homeless persons.

Action 9: Review and revise, as necessary, the Residential Building Permit Allocation System to ensure that senior and affordable housing projects continue to be prioritized within the system and that they are eligible to receive 30% of all available building permits.

Status: The Allocation System is not a constraint to housing development and is therefore not included in the 2008-2014 Housing Element.

Action 10: Continue to evaluate the City's overall residential development to ensure adherence to the policy directing development toward an overall composition of 80% single-family/20% multifamily, as well as monitor the City's continued ability to satisfy its share of the regional housing needs. In addition, review, as part of the 2002 General Plan Update, the policy and its potential effects beyond the year 2005. Schedule: 2002.

Status: The City's General Plan Update approved in 2012 removed this policy.

Equal Housing Opportunity

Action 1: Continue to provide outreach material on state and federal fair housing laws and direct complaints of housing discrimination to appropriate enforcement agencies (i.e., State Department of Fair Employment and Area Housing Authority of Ventura County).

Status: The City maintains a contract with the Housing Rights Center to provide fair housing counseling and referral services to local residents. The Housing Rights Center periodically conducts informational workshops in the community and provides literature to those who attend the workshops. The City also provides fair housing brochures at the public information counter, incorporates the fair housing logo on its housing program brochures, and requires affordable housing developers to provide fair housing information to individual clients.

Action 2: Continue to allow the removal of architectural barriers with funding from the City's Home Rehabilitation Program in order to provide barrier-free housing for handicapped or disabled persons.

Status: The City offers low interest loans to Home Rehabilitation applicants that can be used for improvements that remove architectural barriers for handicapped or disabled persons. During January 2009, the City approved a Reasonable Accommodation Ordinance, which allows disabled persons to submit an application to make improvements that will give them expanded access to housing.

Action 3: Enforce the handicapped accessibility requirements of federal fair housing law that apply to all new multi-family residential projects containing four or more units.

Status: The City's Building & Safety Division enforces the handicapped accessibility requirements that apply to new multi-family residential projects in the City. The City requires residential rental projects and senior for-sale projects to include adaptable and universal design features. This is a City policy in compliance with state and federal laws. This action was deleted from the 2008-2014 Housing Element.

Action 4: Process and approve requests for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health and Safety Code, as a means of providing long-term transitional housing for very low-income persons.

Status: The City will continue to process applications as they are received.

Action 5: Continue to implement a fair housing outreach program to disseminate fair housing information through literature, public presentations, and training of City staff.

Status: The City maintains a contract with the Housing Rights Center to provide fair housing counseling and referral services to local residents. The Housing Rights Center periodically conducts informational workshops in the community and provides literature to those who attend the workshops. The City also provides fair housing brochures at the public information counter, incorporates the fair housing logo on its housing program brochures, and requires affordable housing developers to provide fair housing information to individual clients. This action has been integrated into Action 1 under Equal Housing Opportunity.

Action 6: Give preference or priority to proposed projects containing three- or four- bedroom units in any future issuance of mortgage revenue bonds for the development of affordable multi-family housing.

Status: The City continues to encourage the development of larger affordable units. This action has been integrated with other actions regarding development incentives in the 2008-2014 Housing Element.

Housing Administration

Action 1: Continue to update elements of the General Plan as needed.

Status: The General Plan update was adopted in 2012.

Action 2: Continue to implement the City's affordable housing requirement within a specific plan, where high or very high residential densities are proposed and are found to be appropriate.

Status: The 2008-2014 Housing Element incorporates incentives to facilitate the development of housing affordable to low- and moderate-income households and identifies adequate sites to meet the RHNA. Therefore, this action is not included in the 2008-2014 Housing Element.

Action 3: Update the Housing Element every five years to comply with changes in state law.
Schedule: 2000; 2005.

Status: The 2008-2014 Housing Element update was completed in 2012. Since this is a state law, it is not identified as an action in the 2008-2014 Housing Element.

